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INTRODUCTION

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Westfield is the world’s largest listed retail property group, specialising in ownership, development, design, construction, funds and asset management, property management, leasing and marketing of shopping centres.

Westfield has assets of approximately £23 billion, under management in a portfolio of 121 shopping centres and 22,000 retailers across Australia, New Zealand, the United States and the United Kingdom.

Working in partnership with local agencies and communities, Westfield places significant emphasis on regeneration and sustainability to develop the long-term vision and masterplan for town centre developments and city regeneration programmes.

Westfield is focused on the long-term prosperity of city centres. We are dedicated to creating new mixed use facilities which are both sympathetic to the local environment and improve the retail and leisure offering of the town centres in which we operate.

Westfield is also committed to providing employment programmes and improving community infrastructure through the provision of schools, libraries, employment bureaus, health care facilities and the landscaping of public spaces.
Environmental regeneration is the key

One of the objects of this book is to promote a better understanding between the public and private sectors of each other's aims and objectives in urban regeneration. It is a set of ideas and opinions which point the way to improving the practice of urban regeneration, and the policies which guide the improvement of our cities.

In November 2005 the Urban Task Force reviewed its original report, *Towards an Urban Renaissance*, six years on, and we said there had been “notable successes” in addressing its 105 recommendations. These included a new policy focus favouring towns and cities, an increase in people moving back into cities, greater redevelopment of brownfield land, more efficient use of land through higher densities, improved local authority performance and autonomy, more private investment, a reduction in energy use in buildings, and more resources to support “sustainable communities”. All excellent achievements.

We also raised issues we felt needed further attention. In particular I feel there is still a lack of emphasis on the “environmental” and physical in urban regeneration which is vital in resolving social problems. The term “environment” has been dropped from the name of the department responsible for urban policy which is now focused on “communities”. But the social and physical improvement of urban areas go hand in hand, and social policy is only half the equation.

In the search for solutions some recommendations in the Task Force's original report have been diluted. Our key recommendation for increased urban densities has not been pursued. Yet in the year since *Towards a Strong Urban Renaissance*, our greater realisation that climate change will harm mankind should have strengthened our resolve to seek sustainable solutions. We should seek compact new communities that generate less car travel and greater use of public transport. As studies by the US Green Building Council and the US/Canadian Sierra Club have observed, “drafty old houses” in dense urban places use less energy than “green” homes in suburban areas.

Nor are we spending enough on improving the environmental performance of our existing buildings, unlike Germany, for example, which spends much more. We should be applying more, not less, rigorous appraisals and policies to both new and existing settlements to improve the sustainability of our society.

Government and politicians have responded to these matters in a positive way which is welcome, but much more needs to be done. Much more also needs to be done in rationalising the structure of regeneration agencies so we can deliver improved environments.

We will only be able to achieve our goals of social and environmental sustainability if our solutions are design-led and implemented efficiently. There should be a cull of agencies to remove confusion and a clearer emphasis in the leadership of the remaining organisations on design and delivery of improved environments.

We have always regarded Barcelona's design-led and efficiently managed achievements in renewal as the "Gold Standard". The basis of our bid for the 2012 Olympics was urban regeneration and "legacy", and should become the new Gold Standard for environmentally-focused regeneration. It will only do so if design is allowed to play its proper role.

Design and leadership feature strongly in the Toolbox and I would like to welcome the ideas and opinions expressed. I hope they will generate discussion and an improved understanding of the issues, which helps to progress and develop the vision for urban regeneration we expressed in *Towards an Urban Renaissance*.

There is no more important task for Britain, or indeed anywhere. Our survival depends on human settlements being environmentally sustainable. Only those that are will also be socially sustainable.

Richard Rogers
January 2007
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Regeneration is a constant renewal of the fabric of our society

INTRODUCING THE TOOLBOX...

In 1998 John Prescott, then Deputy Prime Minister, asked Lord Rogers to set up the Urban Task Force and it was the outcome of their work, Towards an Urban Renaissance that has set the stage for regeneration in the new millennium and has provided inspiration for the content of the Urban Regeneration Toolbox.

In the many interviews with the practitioners in regeneration and who subsequently became contributors, particular issues came up time and time again in conversation and so have influenced the synopsis and the content of individual chapters. From our list of ten issues we identified three that have come to the fore:

- The need for both the public and the private sector to see mutual benefit in what they do, and understand each other’s goals and objectives
- Insufficient thinking time given to identifying the issues before embarking on the tasks to achieve the desired outcomes.
- The inevitable outcome and result of a lack of joined up thinking is exaggerated by bureaucracy and political ambition looking for short term solutions

The thoughtful contributions of the 80 contributors experienced in regeneration contained in the 14 chapters of the Toolbox provide for the first time an overview of regeneration, the complexities and challenges that they have experienced and overcome and so is a rich source of practical and hard won knowledge.

The consultation paper dated December 2006 The Role of City Development Companies in English Cities and City-Regions from the Department for Communities and Local Government is targeted at evolving proposals for more efficient delivery of regeneration and hopefully when issued as a formal paper will be regarded as a positive step forward building on the vision of Towards an Urban Renaissance.

I would like to thank Helen Gordon of Legal and General and Jackie Sadek of Park Royal Partnership who were the inspiration and muses for the Toolbox having realised from their daily work that there were many people engaged in regeneration who were a source of profound knowledge and who needed a platform to influence a wider audience.

And members of the Editorial Board for their guidance and good advice and especially Lee Mallett in his role as Editor, Peter Murray and his team at Wordsearch and Sanjeev Khaira at Property Week, our publishers.

Finally, my thanks to our sponsors and in particular Westfield, as without their contribution we could not have achieved our objective of providing an answer to the question we set ourselves at the outset: “what is it I need to know if I am to become involved in a regeneration project?”

Timothy Battle
Managing Editor
...AND THE REGENERATION FORUM

The Urban Regeneration Toolbox is the herald for the Regeneration Forum. Why a “forum”? The purpose of the forum is to be a moveable place where ideas about urban regeneration can be exchanged.

It is not a professional body, it isn’t something you subscribe to, it is simply a forum for discussion to which anybody in regeneration is invited to contribute and benefit from.

Battle Associates, co-publishers of the Toolbox with CMPI, have already enabled several “Forums” based on regional market places – the Thames Valley, London, West & Wales, Liverpool & Manchester (and are planning one for Edinburgh). They provide a focal point at local level for those involved in the built environment and real estate, to shape debate and to share original ideas, experiences and initiatives through a variety of formats – workshops, meetings, conferences, lunchtime and evening events.

The Regeneration Forum is an extension of this concept and the Toolbox is a demonstration of why such a Forum is needed. We can always improve what we do. It isn’t about lobbying or promoting professional interest, it is purely about discovering through personal interaction where the best route forward for regeneration practice lies.

This Toolbox will be launched at two events, one in London, one in Manchester, designed to demonstrate the sort of events we hope to stage around the country and the kind of experience the Regeneration Forum will be able to offer as it becomes more established.

My role in helping to set up the Forum will be an extension of editing this Toolbox – to locate and elicit interesting and useful ideas and bring them to the attention of a wider audience, with the purpose of improving regeneration practice, by creating a place where the exchange of those ideas can happen. If you have an idea, we want to hear about it.

And please look out for Regeneration Forum events. You can find out more about the Toolbox and the Forum, or let us have your suggestions by contacting us through www.theurt.com.

It’s good to share ideas.

Lee Mallett
Editor
The Urban Regeneration Toolbox
Many people have contributed their ideas, observations and experience to the Urban Regeneration Toolbox, and the diversity and perspicacity of that wisdom represents more than a generation’s worth of hard-won professional and personal insight into Britain’s most fundamental, social, cultural and political problem – how we reinvent ourselves as a post-industrial, post-empire society.

Every hamlet, village, town and city in Britain lives in the shadow of this issue. Since the late 1950s, like many baby boomers, my experience of living in Britain has been the dramatic decline in manufacturing (from over 30% of the economy to close on 10%) and its replacement by “knowledge industries”. Politicians, local and national, fail to engage positively with the need for “regeneration”, urban or otherwise at their peril.

This book looks at the subject from the physical side of things in the knowledge that regeneration is useless unless it provides environmental, social and economic solutions and generally requires some public subsidy. But physical regeneration is the catalyst for wider benefits and there are many issues, our contributors think, that need more thought so that can happen.

There is a basic, driving need for “regeneration” arising from our instinctive desire to survive what has happened to us, and our new knowledge of what might happen to us if we don’t go about this renewal in a way that mitigates climate change. As the contributors in the first chapter in Book 2, on sustainability, point out, we need to renew our urban circumstances simply to achieve a more sustainable existence – hence our editorial board’s agreement that this topic should lead the whole subject of regeneration.

I’ve been involved over the last 25 years in various regeneration exercises in London on the Old Kent Road in Southwark, in Hammersmith, at King’s Cross and in Islington, and outside London in Miles Platting and Ancoats in East Manchester, in Castleford, in West Bromwich and in Rotherham, among others. I also lived on the Isle of Dogs in the 1980s. As a commentator, adviser, investor, developer, and as a resident in an Enterprise Zone (and briefly on run down council estates in Hackney and Deptford when I first arrived in London) the most salutary part of all those engagements was to meet local people who were living with the “presence of the absence” of regeneration. This was particularly poignant for me in East Manchester and Castleford. The Manchester exercise was a “planning for real” weekend, and the Castleford Project is Channel 4’s ambitious venture into a makeover programme for a whole town, yet to be shown, where I helped the community select architects for a range of projects.

In all cases, the ability of people to engage with complex “professional” ideas, to make sense of them, and arrive at their own robust decisions is something I’ve seen time and again and yet people remain an enormous, barely tapped resource within the planning and regeneration processes. People are effectively excluded because insufficiently imaginative means are used to engage them. There aren’t the resources available for local authorities to make the most of seeking out, developing and communicating ideas about the places we live in.

Private developers meanwhile might like to consider consultation, or rather “participation” as a means of managing planning risk, rather than a box to be ticked.

As Roger Madelin – recently honoured for his efforts on this count – points out in his essay, local councillors need to be more representative and better paid to reflect the importance of what they do. And as Sir Michael Lyons, Lord Bruce-Lockhart, Sir Howard Bernstein, Dermot Finch and others observe, the time to restore more autonomy to local interests has arrived, in the emasculating aftermath of over-centralisation of political
London’s West India Docks (looking east) and what they became. Canary Wharf (below, looking west) – the UK’s most successful example of “regeneration”, or importunate mega-development? Absolutely necessary though for the development of the UK’s increasingly global “service” economy and a cornerstone of our current affluence. Has London’s East End benefitted as much as it could have done?
and fiscal control. The consensus is that the shift of power to the centre has gone too far. But as Madelin points out, it is up to local authorities to make the most of what developers ignite.

Also, the proliferation of regeneration quangos, is not perceived to have been hugely successful. There is a consensus that less central control, less bodies, and more local, reinvigorated and incentivised control of regeneration might be better.

One problem in regeneration has certainly been the large swings in post-war Government regeneration policy which confounds investors and regeneration managers. Large scale regeneration runs to 10 to 30 year timescales, and like the economy, it needs policy stability. Regeneration requires the economic policy equivalents of low inflation and a stable economy. Perhaps there are core areas of policy that should be sacrosanct – like a focus on sorting cities, improving public transport, the enhancement of local government capabilities, radical improvement of the planning system and the greater involvement of people in determining the future of their own places – and perhaps most important of all, building a better meeting of minds between the public and private sectors.

One core purpose of the Toolbox is to express views from both sides and to encourage better understanding and more co-operation between them – which also led us to formulate the idea of the Regeneration Forum, a regular moveable meeting place for exchanging ideas.

But the consensus is that a brighter future beckons. Our northern cities are resurgent and hungry to restore their battered pride and fabric. London is booming, although some of its boroughs lack the “can do” attitude of Manchester.

The creativity and experience that the privations and necessities of urban regeneration engender have produced some startlingly powerful ideas.

Perhaps the most powerful of these has been

“The ability of local authorities to raise additional finance for regeneration objectives is crucial.”

JON ROUSE, HOUSING CORPORATION

“If we can show there is money to be made then others will follow, because at the moment so many people think of regeneration as just working in dirty places.”

LESLEY CHALMERS, ENGLISH CITIES FUND

“Development is easy, but regeneration requires partnership.”

ROGER MADELIN, ARGENT
the evolution of the Public Private Regeneration Partnership, and variations thereof. A bit of a dry subject, but bear with me. These have yet to be applied to the full range of public sector assets, but the PPP's potential as a tool for providing new capital for re-building Britain is enormous. It seems to offer the promised advantages of PFI without so much of the pain. And although the legal “technology” required to establish them has been developed successfully in several different forms and circumstances, they have yet to be adopted by local authorities because they carry much more sensitive political implications for democratically elected bodies.

But the public sector and regeneration needs enormous amounts of new capital (about £80bn probably in the Thames Gateway alone). The good news is the private sector appears to be keen to provide it provided it can find the right vehicles.

Much of Tower Hamlets’, Birmingham’s, or Glasgow’s public housing stock, for example, needs rebuilding. The value, the money, the desire – the need – are all there. King Sturge estimate that authorities in the north east enjoy a collective asset base of around £10 billion that could be used to raise more capital. The City of Bath alone has around £1 billion without including its public sector housing stock. No private corporation would let these assets lie fallow without using them as a financial resource to improve the rest of the “portfolio”.

The only real obstacles are lack of capital and the ability of the public sector to acknowledge and make an attractive package of the opportunity for the markets, and of course persuade their voters. And why not try the US idea of tax increment financing? The need to do something has been evident for 25 years. My prediction is that the ideas discovered in our short regeneration history can also be used to reinvigorate our limp local democracy, if we encourage people's engagement.

Those ideas will help revive our understanding of urban society and transform the property market into a partner for the funding of public sector activities. This has been difficult with PFI but seems to work more successfully within public/private sector partnerships – especially those based on property.

The green shoots of PPPs transformative powers can be seen clearly in companies like ISIS. The conventional marketplaces for property investment are oversubscribed, with capital (like jumbo jets over Heathrow) stacked up waiting to land. The expertise of applying capital to the development of real estate is readily transferable to major public sector projects. Thames Gateway, or the inner suburbs of Birmingham, will probably be major joint venture Public Private Partnerships, sanctioned by democratic engagement to ensure their “sustainability”. And this engagement will extend to the provision of educational, health and infrastructure.

The merger between English Partnerships and the Housing Corporation, which was imminent as we went to press, will hopefully allow the development of the kind of regeneration agency that Stephen Barter of Grosvenor (one of our oldest regeneration agencies…) suggests we need. A partnership agency that can take risk and receive reward, based on the experiences gleaned from PPPs so far, which sorts the problems at the beginning of major projects and then generates opportunities the private sector is interested in. Such an agency would need private sector expertise inside it.

Finally, thanks to all of our contributors for the huge effort they have made to lend the Toolbox and its readers the benefit of their experience. We hope their views, frankly expressed, generously given, are discussed then acted on. They should be, because as Baroness Ford observes overleaf, there is so much more regeneration needed and we owe it to ourselves to get on with it.

Lee Mallett
Editor
THE REGENERATION HALL OF FAME

The Battle of Britain is still being fought in urban regeneration, but we may have reached the “end of the beginning”. It has produced its own heroes...

THE ESTABLISHMENT
BARONESS FORD

Baroness Ford doesn’t mince her words, and that is a quality that she has applied to good effect in her present role. Since coming to chair English Partnerships four years ago, the plain-talking Scot is credited with having transformed the regeneration agency from a typically bureaucratic quango into a more dynamic and more interventionist animal. Under Ford’s reign, EP has had the choice of government departments’ brownfield land disposals, and when it releases that land to the market, it comes with strings attached setting environmental and architectural standards.

Ford is best known for her work in the public sector, which has included being director of Scotland’s national housing agency, Scottish Homes (now Communities Scotland), and chairing Lothian Health Board. She is also a private businesswoman in her own right, heading an online publishing company.

“It breaks my heart to see some of the estates where people have to live. I feel so strongly that will be the most rewarding work for English Partnerships.”

One of Ford’s first jobs at EP was finalising the sale of the Millennium Dome, and since then her notable achievements have included snatching NHS Estates’ land portfolio from the private sector’s grasp. Last year EP boasted its biggest ever investment programme, worth almost £840m.

The future direction of EP is presently in the balance as the government considers merging it with that housing quango goliath, the Housing Corporation. The industry consensus seems to be that the step is worth taking if the government can come up with a radical restructuring to create a super-agency that could also handle housing PFI and arms length management organisations. But as Geoff Zitron, director of housing consultancy Tribal, has said: “Unless they [the government] do the full restructuring, it won’t be worth the two years’ disruption.”

MOVERS & SHAKEERS
Influential people in urban regeneration

compiled by Jan Jones, JJ Consultancy
In the early 1980s large tracts of the UK’s urban landscape were suffering post-industrial decline. In Toxteth in Liverpool, the combination of unemployment, racism, poor housing, poor educational opportunity, and police harassment ignited nine days of riots in the city streets.

The Toxteth riots put then-environment secretary Heseltine in the front-line of regeneration, and he responded by spending three weeks in the area, earning him the nickname of “minister for Merseyside”.

Before the riots, Heseltine had earmarked the city as the location for the first of his new delivery agencies: the urban development corporations. With their private sector money and extensive powers, UDCs won praise for their ability to act, but were condemned for riding roughshod over communities. The arrival of developers in Docklands was greeted with the graffiti, “Yuppies out”.

Perhaps more far-reaching was Heseltine’s decision to change the Use Classes Order in 1986 to allow a new “business” use class, so releasing run-down city buildings for re-use. Early on in his tenure as environment secretary, Heseltine also issued a special development order to enable the creation of London Bridge City on a key site on the south of the Thames close to London’s Tower Bridge. That order put an end to local authority dithering and was to signal the Conservative government’s intentions for Docklands. In John Major’s government in the early 1990s Heseltine spearheaded the City Challenge programme, that regenerated 31 Challenge areas, including Hulme in Manchester.

Prime Minister Margaret Thatcher remained unimpressed by her minister’s work in Liverpool. In her memoirs Thatcher wrote: “For the most part, though, his efforts had only ephemeral results.”

Now in his 70s, Heseltine remains active in regeneration policy-making, returning to Liverpool earlier this year with Conservative leader David Cameron to launch the party’s cities task force.

“Falls from grace are generally preceded by a period of self-satisfaction, a blindness to gathering realities, a decreasingly justified self-belief. In other words, just the kind of thing that happens after someone has told you that you have overtaken New York as the world’s number one deal centre.”
Sir Stuart Lipton is best known as founder of developer Stanhope. Stanhope created Broadgate alongside London’s Liverpool Street Station, giving the city a set of office buildings that were perfect for the US-style boom markets of the 1980s, as well as shops, bars, public art, new public spaces and even an ice rink.

Art, architecture and the quality of the built environment are close to Lipton’s heart. These factors made him a suitable choice as first chief executive of the Commission for Architecture and the Built Environment when it was formed in 1999. But the appointment of a developer was controversial. Two years ago Lipton stepped down as chairman of CABE amid concerns over perceived conflicts of interest between his roles at CABE and Stanhope.

Lipton has now returned to development and teamed up with old ally Elliott Bernerd to form Chelsfield Partners. Lipton has developed some 15m sq ft of space in more than 50 projects since the 1960s. Following the departure of Lipton and former chief executive Jon Rouse, CABE appears much less independent, and more just another quango. “It still needs a real champion from inside government if it is to have the broader cultural mission that was encouraged when Stuart Lipton was in charge,” wrote Amanda Baillieu, editor of Building Design magazine.

Drugs and alcohol, poverty and deprivation: these are the tough issues that have to be addressed in tackling urban regeneration. The Joseph Rowntree Foundation charity is known for taking on these issues through its research work, and coming up with recommendations that, while they may not make easy reading for people in power, are always based on evidence.

Lord Best, director of the foundation, has become a speaker for those whose voice is seldom heard: the poor and dispossessed. Best has been director of the Joseph Rowntree Foundation and its accompanying registered social landlord, the Joseph Rowntree Housing Trust since 1988. While the former carries out the research, the latter explores some of the foundation’s ideas. The RSL has developed housing schemes that innovate in tenure and design, although not always with success. Its experimental modular apartment scheme in Leeds had to be evacuated last year because of concerns about its robustness, and is now under investigation.

Lord Best’s past roles have included serving as secretary of the Duke of Edinburgh’s Inquiry into British Housing through the 1980s and chairing the Inquiry into Social Inclusion in Glasgow in 1998. Best was made a life peer five years ago and continues to press his case in the House of Lords.

“I believe that everyone has the right to be educated in a well designed school, to live in a high quality home and to be cared for in an exemplary hospital where doctors and nurses feel helped by their building, not hindered.”

“There is no point in building 210,000 extra homes a year if we do not make darn sure that we secure a proportion of those for people on lower incomes.”
AN INTRODUCTION TO THE TOOLBOX

THE ESTABLISHMENT

LORD ROGERS

It is seven years since Lord Rogers’ Urban Task Force published Towards an Urban Renaissance. It is testament that so many in regeneration continue to cite it as a blueprint for best practice, a primer for placemaking and a guide to urban design. Some of its recommendations, notably the creation of a network of urban regeneration companies, have been implemented, although the URCs themselves have not yet proved a success.

Other ideas have fallen by the wayside as the urban renaissance has been overtaken by the sustainable communities agenda, with its focus on housing growth areas. This led the task force to berate the government in its follow-up report last year, saying “Too many housing projects are thoughtlessly laid out groups of cheaply built housing… the need for short-term “numbers” is overtaking the need for long-term vision.” The task force was divided in this follow-up report when member Sir Peter Hall refused to endorse its call for even higher housing densities. Hall later produced his own report. Rogers continues to serve as adviser to London Mayor Ken Livingstone, but his time as an influencer of government policy appears to be over. Although he has promoted the ideal of sustainable cities, his architectural practice is associated with monuments to an age of energy profligacy – like big office HQs and Heathrow’s Terminal 5.

“We must get our cities right both physically and socially, so that all the Government’s work on education, health, employment and crime is not undermined.”

THE ESTABLISHMENT

JON ROUSE

It is not until you get half way through the list of great and good credited on Lord Rogers’ urban task force report that you find the name of Jon Rouse. Rouse, then working for English Partnerships, served as secretary to the task force. It was a role he was well suited to. He had worked as private secretary to then housing minister David Curry MP, had experienced the issues first-hand working in a London local authority and had also worked in the Energy Saving Trust. He followed his law degree with a master’s in urban policy.

The task force marked Rouse as a rising star. He was credited with having written the 300-page report, and his handling of issues was considered masterly. It was no surprise when, within a year of its publication, he was appointed chief executive of the Commission for Architecture and the Built Environment.

Rouse was a dynamic leader at CABE, and four years later left to take the chief executive’s role at the Housing Corporation. He has been charged with ensuring more affordable homes are delivered more efficiently, but the corporation’s reputation for bureaucracy remains. Allowing housebuilders to bid for public subsidy, has made housing associations complain their private sector counterparts do not have to operate within their restrictive framework. Some still see the corporation as the nanny of social housing, although merger with English Partnerships may change its image – a move that will not harm Rouse’s career prospects.

“American academics taught me the importance of working with the grain of community-led solutions if you want lasting results.”

Hilary Burrage
Consultant in regeneration & strategic public policy
Company / Practice / Organisation
Independent Consultant
Notable Projects / Experience
Secured funding and delivery of the £3m Liverpool; Hope Street as hon. chair The Hope Street Association; Enabled the future of the Daresbury Laboratory for international excellence in science and technology.
Sources of Inspiration
Everyone who has a lively, positive approach to nurturing renaissance and renewal

Hugh Bullock
Partner, planning and development
Company / Practice / Organisation
Gerald Eve
Notable Projects / Experience
The Greenwich Peninsula proposal submitted jointly by Quintain, Lend Lease, English Partnerships; Anschutz Entertainment Group and Wembley Regeneration Area.
Sources of Inspiration
The World.

Rory Brooke
Managing principal, economics and development
Company / Practice / Organisation
URS Corporation Ltd
Notable Projects / Experience
Thames Gateway land study for LDA and GLA; Ballymore’s Leamouth Peninsula housing scheme; Kommunarka masterplan, Moscow; Leaside Regeneration Framework; London Plan Housing Density Matrix
Sources of Inspiration
London, Birmingham
Whether calling for a new generation of new towns to be built or arguing that Heathrow has come to the end of its useful life, Sir Peter Hall is a man of fresh and often provocative thinking. This formidable intellect has earned him the status of the country’s most respected and knowledgeable urban planner.

Hall has long been an influencer of government policy. He served as special adviser on strategic planning to the Conservative government in the early 1990s, and had special responsibility for the Thames Gateway, then the East Thames Corridor, and the Channel Tunnel Rail Link. In 1997 Hall was appointed to Lord Rogers’ Urban Task Force, where he has sometimes been a lone voice of dissent. Last year, he refused to endorse the task force’s recommendation in its second report that housing density should be increased, and subsequently made public his own views.

There are some 40 titles on university library bookshelves bearing Hall’s name in the title, including the masterwork on twentieth century urban planning, Cities of Tomorrow. Hall has influenced students of architecture and planning more directly through his university teaching and remains professor of Planning at the Bartlett School of Architecture and Planning, University College London.

He is president of the Town and Country Planning Association, and continues to stimulate debate through his writing.

“Whether you loved the urban development corporations… or hated them, …they proved phenomenally capable of getting on with the job. And this has conspicuously failed to happen in too many cases subsequently.”

The redevelopment of the notorious Hulme area of Manchester in the 1990s was a key moment in regeneration. City Challenge’s partnership approach to regeneration produced a scheme that is often cited for its good practice and served as a school for many of regeneration’s leading lights.

It was Hulme that brought Lunts into the regeneration spotlight. As chair of Manchester council’s housing committee, he had the job of leading the City Challenge scheme. His success secured his career in regeneration, and he moved from Hulme to the capital to run the Urban Villages Forum, a group advocating the urban village approach to development. From there he progressed to Prince Charles’ newly established Prince’s Foundation, where he was its first chief executive.

Since then Lunts has become an urban policy-maker. He is executive director for policy and partnerships at the Greater London Authority, a post he took up just over a year ago, moving from the then ODPM, where he had been director of urban policy. Lunts is responsible for planning, regeneration, and environmental and social policy. That means bringing through such projects as the removal of pedestrian safety barriers to turn Kensington’s Exhibition Road into what will hopefully be a naturally safer environment. With mayor Ken Livingstone’s powers set to increase Lunts’ portfolio is about to grow.

“Hulme taught a lot of people a lot of things about urban planning and high density housing. Hulme created a new language about regeneration.”

Sir Jeremy Beecham  
President of BURA  
Vice Chairman of Local Government Association  
Notable Projects / Experience  
Sources of Inspiration  
The Regeneration of Newcastle, preserving and revitalising its historic core; Graingertown and the Quayside, helping the transition to a modern service-based economy after the collapse of traditional heavy industry.

Tony Burton OBE  
Director of consultancy  
Company / Practice / Organisation  
IDOX plc  
Notable Projects / Experience  
Member of the BURA Best Practice Committee; chief executive the Planning Exchange; trustee of The Lighthouse, Glasgow; director: Leaders Network in Sustainable Communities Delivery  
Sources of Inspiration  
Death & Life of Great American Cities – Jane Jacobs  
Sir Patrick Abercrombie, RH Matthew’s 1949 Clyde Valley Regional Plan

Gordon Carey  
Chairman  
Company / Practice / Organisation  
Carey Jones Architects Ltd  
Notable Projects / Experience  
Riverside Quarter, Wandsworth, London; Clarence Dock, Leeds; Central Square Newcastle  
Sources of Inspiration  
Barcelona, Paris, Sienna, Sydney, London, New York, Norman Foster, Renzo Piano, Frank Lloyd Wright, Le Corbusier, Getty Center (Los Angeles), Reichstag (Berlin), Sydney Opera House, MoMA (New York)
Manchester has long had a reputation for its urban quality, thanks to its wealthy Victorian industrialists, who ensured the city was endowed with grand civic buildings and public spaces. More than a century and a half later, Sir Howard Bernstein has continued that tradition, and is a modern day city father leading what is set to become one of the country’s first city regions.

Bernstein was born and raised in the city and worked his way up the career ladder in the town hall from junior clerk in the legal department. When the IRA bomb tore the heart out of the city a decade ago, Bernstein was deputy chief executive. He led the public-private sector taskforce to regenerate the city centre, ensuring that the rebuilding was not only rapid, but produced something better than what had been there before.

Bernstein has always had big aspirations for his home city. He worked on the city’s bids to host the 1996 and 2000 Olympics. Rarely, Manchester lost those battles but its success in winning the 2002 Commonwealth Games proved to be another key milestone in the city’s rising fortunes. Now Bernstein is serving on the board of the 2012 Olympic Delivery Authority, and Manchester is being tipped to be one of the country’s first city regions. City region status would give Manchester powers to run its own budget, in areas like transport. The local government white paper, due for publication in the autumn after some delay, will pave the way for Manchester’s move.

“\[There’s no point in me, or any of my contemporaries, developing plans and frameworks that bear no relationship to the reality of the market place.\]”

George Nicholson has worked tirelessly to regenerate Borough Market and has become both an expert on and an ambassador for markets. Nicholson was on the market’s board of trustees when, a decade ago, he helped put the market’s regeneration plan into action. This involved rescuing the portico of Covent Garden’s Floral Hall to incorporate into the market buildings, carrying out £7m of refurbishment works, and attracting the specialist food retailers that today tempt visitors.

Much of Nicholson’s life has been devoted to serving his London community. He was a community worker in Southwark, a Southwark councillor and served as chairman of the Greater London Council’s planning committee in the 1980s as the battle over Coin Street raged. A decade later he advised Labour on retail planning policy. Today he is secretary of the National Retail Planning Forum. In April of this year Borough Market’s success was sealed when it was twinned with Barcelona’s famous La Boqueria, and Nicholson was there to celebrate the moment.

“In the mid 1980s I visited the chairs of planning in all the big cities and asked if they had thought about building houses in city centres. They thought I was mad.”

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** LOCAL HEROES **

** SIR HOWARD BERNSTEIN **

** LOCAL HEROES **

** GEORGE NICHOLSON **
Throughout his 25-year career in regeneration, which began by helping preserve London’s Covent Garden, David Taylor has consistently been spanning divides, whether between private and public sector, north and south of the country or within deprived communities. Look at Taylor’s portfolio of roles. He runs his own private development company, which is co-developer of the Silvertown Quays scheme in London Docklands and the proposed Canada Quays development in Southwark that together will provide 8,000 homes and other amenities. Taylor chairs the urban regeneration company Hull City Build and the housing market renewal pathfinder Elevate East Lancashire. He also sits on the board of the Olympic Delivery Authority.

“A lot of what I do is interpretation. The private sector is impatient. It wants to get on with developing and can’t understand why all this bureaucracy is in the way. But if you are patient, you get the better deal.”

On 6 July 2005 Alison Nimmo found herself with one of the biggest jobs in the country on her hands. On that date London won its bid for the 2012 Olympics and Nimmo found herself with the prospect of realising the promises of the bid document, as its director of delivery. Working at the Olympic Delivery Authority poses some daunting challenges, but Nimmo is used to taking them on. She was project director of Manchester Millennium, the partnership established to regenerate the centre of Manchester after the IRA bombing in 1996. She led the urban regeneration company Sheffield One, when URCs were still in their pilot phase, and masterminded a successful regeneration programme for the city centre. A chartered surveyor and town planner by training, Nimmo’s chameleon status in this listing is confirmed by her experience across both the private and public sectors, as she has also worked for KPMG, Drivers Jonas and Westminster City Council.

Identified just five years ago by the Guardian newspaper as one of a number of “rising stars” in regeneration, Nimmo has already more than justified her inclusion on that list.

(On the Olympics): “We’re not looking for least cost…we are looking at quality of product, and also what delivers the best social and economic benefits. Obviously cost will come into it, but it won’t be the only consideration.”

Ms Sunny Crouch OBE
Non-executive director
Company / Practice / Organisation
Thurrock Thames Gateway Development Corporation; Places for People Ltd, London First
Notable Projects / Experience
2 million sq ft mixed development scheme at Canary Wharf; London Docklands Development Corporation; Development of Tourism Economy for City of Portsmouth
Sources of Inspiration
The whole process of regeneration – making places better for people and offering more opportunity to them

Alec Dick
Director
Company / Practice / Organisation
Tribal Consulting
Notable Projects / Experience
Local authorities, New Deal for Communities programmes; SRB partnerships, Local Strategic Partnerships; programme “rescue” and “turn-around” assignments.
Sources of Inspiration
William Morris; Charles Rennie Mackintosh; Antoni Gaudi; Tom Friedman; Anthony Gormley; Stratford Station; Sienna; English Historic Carpentry; Cecil A Hewett; The Arctic Monkeys; Van Morrison

Andy Dowding
Managing director
Company / Practice / Organisation
The Thames Gateway Forum Ltd
Notable Projects / Experience
Launched The Thames Gateway Forum in March 2004. The initiative has become a fundamental platform for information gathering, networking, policy dissemination and best practice sharing across the Thames Gateway and has significantly enhanced the preparedness of the Thames Gateway community to roll out this significant project.
Sources of Inspiration
Lord Lockhart, David Taylor
Argent showed the world how to do mixed use on a large canvas. In 1993 the Argent chief executive Roger Madelin and the rest of the team took 17 acres of Birmingham city centre that others had feared was undevelopable. Over a decade the company turned it into the country's biggest city centre mixed use development and Birmingham's main attraction.

The £250m scheme gave the city apartments, a theatre, canalside restaurants and retail, and prime office space, as well as two new squares. Whatever you think of the architecture, the scheme is innovative in creating public realm, exploiting canals and for its contribution to Birmingham's renaissance Birmingham.

With Brindleyplace Madelin proved he could gamble on regeneration's big risks and win. He has raised the stakes in a big way with his present challenge: the 67 acres of Kings Cross railway lands. Working with London & Continental Railways and DHL Logistics, Argent will create a new London quarter around the regenerated mainline stations, with 20 new streets, 10 new public open spaces, 50 new buildings, almost 2,000 homes, the refurbishment of 20 existing buildings... the list goes on.

It has taken Madelin six years of hard work and a lot of talking to stakeholders to win planning permission for the scheme, and that hurdle was cleared earlier this year. It will take 15 years to build the scheme, and contractor turned developer Madelin relishes the prospect of finally building. The scheme offers huge potential, but many are waiting to see whether it realizes it or if it will become a collection of monolithic office blocks.

“Development is easy, but regeneration requires partnership.”

Chris Brown plays a vital role in regeneration; he injects the private sector finance that makes things happen.

As director of Igloo Regeneration, Brown is managing a portfolio of projects that have a completed development value of around £2.5bn, and a business that is known in financial circles for its socially responsible investment.

When it was set up four years ago, Igloo was the UK's first urban regeneration fund. Its portfolio of projects includes Cardiff Bay's Roath Basin, a £200m scheme to provide 1m sq ft of commercial space and 1,000 new homes. Igloo is also working in partnership to foster regeneration activity. It has a joint venture with Amec, Brown's former employer, appropriately named Isis Waterside Regeneration that revives long neglected canalside sites, and it has a partnership with English Partnerships and East Midlands Development Agency to invest in and develop sites across the east Midlands. Brown is a regeneration expert in his own right, and his expertise is often in demand, not least by the Government.

Brown is a member of the government's Urban Sounding Board and a former regional design ambassador for the Commission for Architecture and the Built Environment. He is also a member and former chair of the Royal Institution of Chartered Surveyors Regeneration Panel.

“Regeneration, not previously regarded as a place to invest, is now seen as one of the best.”
Like the Greater London Authority’s David Lunts, Chalmers is a graduate of the Hulme school, having joined the Hulme-Moss Side Partnership in 1992 and steered it through to spectacular success. Chalmers has always been at the heart of the inner city action; after working at Hulme, she came down to London to head the King’s Cross Partnership.

Now she works on a broader platform, as chief executive of the public-private venture, the English Cities Fund. The ECF was set up four years ago by English Partnerships, Amec and Legal & General to break down some of the barriers to institutional investment in regeneration and show that even the most run-down communities can be transformed to profitable effect.

English Cities Fund’s first phase portfolio has five schemes that together have a completed development value of £850m, and will produce 3m sq ft of mixed use space.

“If we can show that there is money to be made then others will follow, because at the moment so many people think of regeneration as just working in dirty places.”

Dermot Finch has become a familiar face on the regeneration conference circuit over the past year. The energetic thirty-something head of Labour think tank IPPR’s new Centre for Cities has started to exert a big influence on urban thinking. Since it was founded in 1995, the Centre for Cities has published three major research reports, City People, City Markets and City Leadership and has been at the centre of debate.

Finch has long been at the centre of Labour urban policy. In the decade prior to joining Centre for Cities, he worked in the Treasury and served as private secretary to Gordon Brown. At the Treasury he steered the social investment task force and helped establish the Inner City 100 and City Growth strategies.

Prior to that, Finch worked in the British Embassy in Washington, where he established links with such influential US think tanks as the Brookings Institution and the Initiative for a Competitive Inner City. Since then, figures such as Bruce Katz of Brookings have become frequent visitors to the UK and the US influence on UK regeneration policy has become evident in such programmes as the Mixed Communities Initiative, the UK’s answer to the US’s Hope VI estates regeneration. And what’s next for Finch? Well, as a city man, leadership of a city authority or ‘region’ might be a good destination.

“I’m suspicious of any government policy that requires every Cabinet minister to be fielded at Charlton FC or a housing estate in Oldham. If the policy is good enough to stand up on its own, why do you need all that fanfare?”

Mike Finkill
Regeneration director
Company / Practice / Organisation
ISIS Waterside Regeneration
Notable Projects / Experience
ISIS portfolio including Warwick Bar, Birmingham and Glasgow
Sources of Inspiration
San Francisco; the poems of Philip Larkin
Narcissus and Goldmund – Herman Hesse

Ian Henderson, CBE
Chartered surveyor/investment
Company / Practice / Organisation
Quintain Estates & Development PLC
Liberty International PLC, Evans Property Group
Notable Projects / Experience
Commonwealth War Graves commissioner; trustee of the Natural History Museum; chair of the Fabric Committee Royal Albert Hall
Sources of Inspiration
The right environment is uplifting in spirit – where we get it wrong, it’s very depressing.

Maureen Holkham
Head of Service – Olympics and Thames Gateway
Company / Practice / Organisation
The Greater London Authority
Notable Projects / Experience
Co-ordinating Mayor’s input into development of Olympic Games; Leader policy development of London Thames Gateway; Development of Academy for Sustainable Communities; Managing John Prescott’s 1st Urban Summit and Green Space projects
This developer takes some of the urban environment’s unloved architectural icons and turns them into uber-cool residential addresses. It commissions modern architects to design the kind of buildings that make passers-by stop and stare. It has boldly taken on the regeneration sites no other developer would handle. The developer is Urban Splash and Nick Johnson, its deputy chief executive, is at the cutting edge of regeneration.

He has worked with the company for more than 10 years, having come into contact with it when running his own consultancy. The chartered surveyor helped Urban Splash win grant funding for its first award-winning mixed use development, Concert Square, in Liverpool, in the early 1990s.

Criticise Urban Splash for grabbing grant aid and headlines if you dare, but its brand name is enough to give a boost to the cities it works in. Johnson handles a £150m portfolio of projects including New Islington in Manchester and Sheffield’s Park Hill flats.

Johnson is not only working in Manchester, he is also giving back to the city. He is a trustee of CUBE (Manchester’s “Architecture Centre”), and a director of Castlefield Gallery – one of the city’s leading contemporary galleries. Earlier this year he also took on the job of chairman of Marketing Manchester. He has also recently outed himself as an owner of a stable of racing whippets, and he is a keen canal boater. Johnson is so cool he can get away with it.

“We believe that canal locations are ideal for greener more sustainable development. Cleaner canals and waterways help us to underline sustainability.”

From Peckham to Sheffield, Christophe Egret is brightening up the urban environment with some of the boldest designs around, notably those for developer BioRegional Quintain. The architect was design director at Will Alsop’s practice for ten years, where he masterminded the design of Peckham’s best known new landmark, its library, and is currently working on the Urban Splash-led proposed makeover of Sheffield’s famous Park Hill flats with Hawkins\Brown architects.

Egret spent ten years working with Alsop, but two years ago left the practice and joined forces with Alsop colleague David West to form Studio Egret West. The practice has already landed a string of commissions, and is involved in such projects as A1 borough, an initiative by Transport for London and the London borough of Islington to improve the first six miles of the A1.

A man of broad interests, Egret sits on several advisory boards, including the Whitechapel Gallery.

“I once asked the head of a housebuilder’s regeneration department: ‘Why are the flats so small and so expensive?’ The answer, sadly, was because there is more value in a small flat than a larger one.”
I love regeneration. To be truthful I love building. I love the physical act of making a contribution in those forgotten and unloved corners, up against the rusting iron, the sweating brickwork.

I hate the mealy-mouthed concept of context. I hate those words “respect the context”. They have come to mean make this place just like any other. Before you lecture me about context, come with me and look at my favorite parts of the city. These are the sites where we brave developers want, or dare I say, desire, to build on the broken fragment, the forgotten memory, the tear in the city’s fabric. I want to explore, to measure, to observe and to create my own particular insertion. I will model the spaces, the forms, to contrast with what is there. I want to shape it to provide an aging, bursting, bubbling, theatrical chunk of space.

In the time-line of the city this might be home, playground, dream space, bus shelter, it will have many lives. It is part of the composition of the city – it’s “patina”.

It should promise something new,
Looking back over my eight years experience of leading regeneration schemes, the number one issue has been the inability of the planning system to overcome short term electoral and NIMBY (Not In My Back Yard) considerations. There very often isn’t the willingness and the backbone to work with the community in leading improvements to the quality of the community. We have to have basic training for councillors so that they can’t go on planning committees without having an understanding of issues like urban design.

With many schemes, the master planner very often does not have a continuing involvement with the scheme over the years that it takes to implement. We need living, breathing, five-dimensional master plans, the elements of which would include design quality, which means the spaces as well as the buildings as well as economic viability and environmental sustainability and livability. We have to recapture that five-fold approach, and the masterplan can hold it all together.

Ralph David Luck OBE
Director of property
Company / Practice / Organisation
Olympic Delivery Authority
Notable Projects / Experience
Greenwich Peninsula; Chatham Maritime; Cutty Sark Development; Woolwich Arsenal; Tate Modern; St Paul’s; Bristol
Sources of Inspiration
The desire to create better places for people to enjoy, live and work.
By and large, procurement in the housing world is focused around lowest capital costs. Nobody has done any work on measuring the broader outputs and what are the broader costs to the public sector. When we were working on the Braunstone estate in Leicester, if we had used conventional procurement, the savings would have been in the range of eight per cent and about eight local jobs would have been created. By setting up a social enterprise to do the work, we were able to achieve 130 employment and training places. This meant much lower costs for the Exchequer.

The issue is how do we make the public money stick in communities over a long period of time as a result of regeneration activities. We are not doing that systematically enough.

The public and private sector still don’t understand each other as well as they might. The URCs (urban regeneration companies) have helped in some locations, but this mutual understanding needs to exist wherever there is regeneration.

We need more conferences, events and seminars with genuinely mixed audiences rather than being skewed towards one sector or another. Secondments between the likes of English Partnerships and the RDAs and private developers could help promote better understanding.

Where the public sector is procuring a developer partner, it needs to understand how the private sector works and thinks and the certainty it looks for in deals. Private developers need to be genuinely committed to partnering and understand the benefits of good design and community and stakeholder engagement.

An example of public and private sector partnership is the website we’re completing for the Rotherham Westgate Demonstrator Project, which sets out the lessons learnt by the parties in getting the development under way. (see www.rotherhamwdp.co.uk)
Lorraine Baldry  
Chair of London Gateway  
urban development corporation

It's important to bear in mind that the Thames Gateway is a long term plan. If you are looking at what one is going to do over 20 or 30 years, it is important to take advantage of technology. There is the wider sense of how we are going to solve problems of energy, water and flooding. For me the big issue is both capitalising on the technology that is coming, and how it can drive down costs, while thinking about how to accommodate the numbers and achieving delivery.

One of the big problems in regeneration is that you can have great ideas about what you want, but you need to have a long term plan. In some of the areas that we are operating in, you need to plan for the long term – 50, 20 years ahead, and do the things that are do-able in the short term. Everybody wants a semi-detached house with a back garden, but that has a certain cost.

Glenn Howells  
Glenn Howells Architects

Regeneration is happening and it has a momentum. The challenge is to ensure that it is taken in the right direction. You cannot consider the physical solutions without looking at the economic drivers. You have to have a clear vision of what you want. It's thinking about something that's not only going to make a profit over the next two or three years, but something that's going to contribute to the city. We have been trying to get the right environment, but looking beyond that to see if we can provide something that in terms of public realm can be flexible so that it can be adjusted in future.

It's also a case of not just looking at the framework you are slotting into, but making sure that you are aware of emerging plans. Very often you see development and there's no interface with what's happening around it. If you are not careful, you end up building offices that move existing space users between them and don't attract international investors to a place. Its not just about attracting global players, but also about retaining young people. If cities keep losing their young people, they are not to going to compete in the future.

John Gummer MP  
Former Secretary of State for the Environment

We need to broaden the range of people in regeneration; too often it is seen as something done to people. That means moving away from a stitch-up between regeneration organisations, the developer and the local authority, all of which are distinct from the local community. We need to deal with what is left of the local community and strengthen that. These are not deserts, they are parts of towns and cities that have a history and context.

We need to be careful about being too neat. We must be more concerned with variety. Community is built on the untidy bits. You have to be careful to retain the working wharf; you need to have the rough land.

The government is determined to control outputs, but it does it by controlling inputs. Instead of being prescriptive about how we deliver, we should be engaging people to innovate. We can't do it because the rules are too tight. If we stripped them away and established high standards, the whole community of architects could be mobilised in finding answers to these problems and we would live in a much more exciting world.
The ability of local authorities to raise additional finance to achieve regeneration objectives is crucial. We have had more flexibility in terms of borrowing over the last few years, but compared to other countries we still lag behind. I would like to mobilise tax increment finance schemes (a way of raising finance, used in the US, related to predicted increases in land value) as way of raising bond finance. That would be part of a general commitment to development.

Secondly I would want to see increasing public sector land acquisition for strategic regeneration purposes on brownfield when the market can deliver the quality and quantity of projects that are required.

Thirdly, I would like to see a cull of local delivery bodies. I would like to see far fewer bodies responsible for doing regeneration and a much cleaner and closer relationship between local government and delivery organisations on the ground. We have very limited skills and resources to undertake complex projects and our tendency is to scatter. We need to achieve a critical mass.

There is a lack of development experience in public funding bodies and politicians. Investment planning – infrastructure, schools etc – is done without proper feasibility work. It is based on population estimates rather than assessments of need. Political goals are given ascendency over pragmatic issues.

Politicians and the officers who serve them would rather have the wrong information early than the right information later. There is also an obsession with monitoring projects when nothing of value is being learned.

The SRB (single regeneration budget) is worked on the calendar year, while [one of the regional development agencies] works on the financial year. This variance wastes time and money. Appraisals are produced in three different ways for three different regeneration bodies. It’s about process and outputs, not about outcomes, a tickbox mentality that is cherry-picking the wrong projects in a reactive way for the wrong reasons. It means working backwards to justify earlier decisions.

Regional rivalries also continue to bedevil the process and introduce irrational arguments and decisions.

You need a big idea to change an area. Almost by definition, regeneration areas are places that have failed. Because in the past it’s failed, you need that big new idea. In some places like Bradford it’s making a high-quality residential area, in other areas like Park Hill in Sheffield, it’s reinventing a 1960s building. Behind each of these projects, there’s a very strong vision. Secondly, you need great architects to come up with a building of real quality so that people are going to come and live in, and enjoy, the area. You also want people on the other side, in the public sector and in local authorities, who believe in what you are trying to achieve.

For good quality projects that have been well designed, it should be easier to get planning permission rather than poor quality green field developments – the opposite of what usually happens.

A lot of land is still wasted by the public sector and there’s a belief that they want to sell to the highest bidder. The public sector should go for long-term well-being rather than short-term gains. And it would be helpful to have VAT on new-build as well as refurbishment.
AN INTRODUCTION TO THE TOOLBOX

Mike Hayes
Chief Executive of West Northamptonshire Development Corporation

We need planning which is about vision and build on this an understanding of delivering. It's about building onto a spatial plan a business plan to deliver development and infrastructure, giving the planning system stronger purpose and focus.

When I first started in planning, you had planners who did the vision thing, but they were not very good at making it happen. We have lost the vision and become absorbed in processes. We are not a plan-making authority, but a development corporation. By next year we are hoping to have a spatial plan for infrastructure which will show where the growth is going to go and how we are going to fund it, using the spatial planning system as a way of realigning mainstream funding.

Tom Russell
Chief Executive, New East Manchester urban regeneration company

In regeneration, there's a huge danger that you scrap the long-term strategy because of day-to-day pressures. You have to have clear priorities. I believe that you have to tackle economic, social and environmental problems at the same time. If you don't do that, you don't get sustainable regeneration. You may get improved buildings, but you still have to deal with the social problems. We do a lot of community engagement. It's not about giving everybody what they want, but what it means is being prepared to stand by decisions.

Regeneration has become very driven by numerous funding streams and the pots of money that are available. It's not an effective way to do things. If there was a means whereby the funds were put into a single pot, not only would it be more effective, it would reduce the transaction costs, which are much higher than those in the private sector.

Liz Peace
Chief Executive
British Property Federation

We have to do something about the number of different bodies. If you got everybody involved in every organisation working in the Thames Gateway, they would go five times round the area.

Politicians have to have courage of their convictions and give enough powers to a single authority in the Thames Gateway, or anywhere that needs regeneration. If you want to do something of that order, you have to say this is the structure and accept you are going to break a few eggs. You have to consider local people, but you can’t wait until every single person's objection has been dealt with.

The fundamental problem of the planning system is that nobody is brave enough to take decisions, but somebody needs to think of the greatest good.

It's got to come down to the private sector. If there's a chance of profit, the private sector will be in there. But when you have something that the private sector won't touch, there's market failure. If you want to change market failure, you have to have government intervention and that has to be backed up with adequate public finance.

David Smith
Head of marketing
Company / Practice / Organisation
Taylor Woodrow Construction

Notable Projects / Experience
Grand Union Village; Mackintosh Village; Greenwich Millennium Village; Telford Millennium Village; Newburn Riverside; Cardiff International Sports Village

Sources of Inspiration
Sir Howard Bernstein; Bill Dunster; Taylor Woodrow Technology Centre; Tate Modern; Birmingham Bullring

Jackie Sadek
CEO
Company / Practice / Organisation
Park Royal Partnership

Notable Projects / Experience
Twenty years' experience in managing public/private sector partnerships and urban regeneration projects; Community Affairs Stanhope; Paddington Regeneration Partnership; Kent Thameside; BCO Urban Committee

Sources of Inspiration
Paid up disciple of Jane Jacobs; Reg Ward; John Sienkiewicz; Robin Butler; Stephen Jordan & Stuart Lipton; who created my career and to whom I owe it all.

Mary Spence
CEO
Company / Practice / Organisation
Thames Gateway South Essex Partnership

Notable Projects / Experience
Strategic partnership for the Essex part of the Gateway; Inward investment; promotion and advocacy; green grid; Branding and identity; education and skills

Sources of Inspiration
Hong Kong; Gertrude Jekyll; Richard Simmons

Pride and Prejudice – Jane Austen

Bleak House – Charles Dickens
Martin Crookstone  
Partner, Llewellyn Davies Yeang, former member of the Urban Task Force

If I was Minister for Regeneration, I would want to be in charge of transport. We need to take a public sector lead to get high quality public transport and organise the rest of public transport system around it. Secondly, I want to get hold of the public realm. We don’t want to pedestrianise everything and we don’t want to put road humps everywhere, but we want to get rid of gyratory road systems that cut ten minutes off a journey but make life difficult for a mum in a push chair. We want to give the car less priority.

I would also want to be in charge of planning and highways engineering. And I would crack down on business parks and retail parks that result in many businesses leaving the city centre. By and large, the activity that you have on business parks should be in town centres. Large warehouse should be out on the roads where they belong, but shops and leisure should be heavily squeezed back into the urban environment.

David Lunts  
Mayor of London’s policy adviser, former member of the Urban Task Force

There should be a real crackdown on vacant and inappropriately used land in towns and cities where there is a pressing need for regeneration and new housing. The compulsory purchase order is an under-used and expensive mechanism.

A better way would be to look at a local land taxation system to bear down on derelict sites where development could come forward, but landowners are sitting on land and waiting on schemes, often on the back of investment by the public sector.

There also needs to be more encouragement and flexibility for local authorities to innovate around local tax incentives to encourage regeneration. It’s still too difficult for local authorities to do anything specific in terms of redirecting council tax away from areas that they want to regenerate.

We should also be much more explicit about the links between infrastructure investment and transport and regeneration. There should be much more freedom for local and regional bodies to invest in infrastructure that might not have the same transport priority, but which may help regeneration.

Lord Rogers  
Architect and former chairman, Urban Task Force

We need design champions at board level in the public sector. And we need them to follow the guidelines of the Greater London Authority. We need design quality over the lifetime of developments.

We also need to change the way that transport decisions are made, so that they are judged on whether they can aid regeneration rather than just deciding that it costs too much. An example is light rail; we need to invest more in these systems.

We need to have one delivery vehicle per regeneration area. And we need to rebalance VAT so that it’s the same for repair and renewal as it is for new build. The growth areas detract from urban development, undermining the “brownfield first” policy.

At the moment, cities have very little if any financial powers. I am looking for a future of city and region states which Westminster must set out a framework for. We have improved over the last five years, but we have a long way to go.
It’s important to redefine regeneration. We should think of it as the application of sustainable communities’ principles in places that have got problems. We have to stop creating problems that are going to require regeneration.

We have to deal with the problems of those areas in a much more integrated way so that we don’t just do housing, we don’t just do social welfare and we don’t just do transport.

We have to create real, not temporary partnerships and systems for engaging people who live in the community. If you are going to apply integrated treatment, you have to involve all the partners and stakeholders, the people who live and function in an area.

Will McKee
Chair of Thurrock Thames Gateway Development Corporation

I would sort out the Thames Gateway by creating a mechanism much closer to the one Michael Heseltine set up so many years ago. It would be a single agency. It would be complicated because obviously the London Dockland Development Corporation had only 80 hectares and the Gateway is 50 times bigger than that. It might have to be a two-layer body, but it would make sense to have a strong executive body with the powers to devolve to smaller areas like London, Essex and Kent.

There needs to be a re-examination of the whole pathfinder policy in terms of the row about how much is being torn down. It’s important that we get down to the grass roots and find out what people think. We really need to know what people would like. Maybe they would rather not be in the place they are living but out in the green fields. But first of all we have to find out and give them a realistic alternative.

Alison Nimmo
Planning Director of Olympic Delivery Authority and former chief executive of Sheffield One URC

We are very good at spending the big money with ministers launching big projects and then everybody thinking the project’s finished. One of the things that we are very bad at is long-term management, which is a false economy. We should have a much stronger focus on the whole life-cycle of a project that acknowledges regeneration has a much longer time-scale, making sure that we are looking at the overall costs of regeneration rather than just throwing a load of money at it. The other big bug bear is the cocktail of funds that you have to put together. There should be an “old policy for new policy” rule so that you can’t have a new one unless you scrap an old one first.

20 years is not long if you look at the Thames Gateway urban development corporations, and the time and money we have got to do the job, given the scale of the job. We have got to the point where it took longer to set the latest round of development corporations up than they will have to do the job. We want to be given the time and the resources to do the job properly.
Michael Chambers
Michael Chambers Consulting
former policy director of RICS

One of the things is to attract more funding into an area from the financial institutions. I hope there will be a push on direct property investment in real estate investment trusts, which I know is something that the government is interested in. I would like to see a push on tax increment financing (see Jon Rouse, above), it would give regeneration a real lift.

City regions are a very important area. If you look at the impact of a place like Leeds on the area surrounding it, you can see there's a lot of merit in a city-region approach.

There has been a certain amount of criticism of town centres that they are becoming too heavily retail-orientated. Creating a footfall for retail purposes is essential but it's not the be-all and end-all. The purpose of town centre needs to be a lot wider and there needs to be a focus on the creation of vibrant areas.

Nicholas Falk
Director of planning consultancy Urbed

The battleground for urban regeneration has shifted in recent years. It's no longer about regenerating city centres of big cities, it's about small centres. The increase in housing that we need should be used to strengthen these centres.

I would want to rebuild the capacity of local authorities to play a responsible role in leading development. If you look at the European experience where people have a higher quality of life, they have local authorities that play a much stronger role in reversing that decline. It's terribly important that you start with leadership, which is why elected mayors have a role to play. A fundamental restructuring of local government finance is important as well.

We need to change the way we look at public spending. It's important not just to devolving power over what we have got, but mobilizing much more investment into public realm. The planning system can't by itself achieve all of the change that is needed.

Roger Madelin
Joint Chief Executive of Argent Group

As a development company, we can't do regeneration; it has to be a collaboration to improve the surrounding area. The local authority has to be thinking early on to help the developer deliver and make sure they are doing what they can, because we find regeneration goes much deeper than the development process, whether it is worklessness, homelessness or education. Quite often in terms of social stability, it comes down to housing allocations that you can't just solve with one development. The local authority has to get all its departments together.

The process is getting more difficult. The opportunity to judicially review schemes has blossomed. The going rate for any major scheme in London and the south east is now five to seven years and developers have spent in excess of £20m. It's getting longer and more expensive. There's nothing wrong with that, but development remains a speculative business. And what the government is doing with the planning gain supplement is loading on expenditure before the development starts, which is guaranteed to reduce the amount of development. It makes the risk profile worse.
Richard Simmons  
CABE chief executive and former council regeneration director

The first thing we need to see is no new initiatives. One of the most irritating things about working in regeneration is the constant reinventing of the regeneration wheel. I would like to have a long-term sustainable regeneration initiative which should be run by partnerships involving the local authority and other key people. With a five year time scale you have just got to the point where you are starting to get some success and then the tap is turned off. We have a plethora of delivery vehicles, we have urban regeneration companies, housing market renewal pathfinders, growth areas, and that’s just for starters on physical regeneration before you get to economic development.

One of the things that we learned on the City Challenge initiative was the idea of integration. People understand that physical change alone is not sufficient, that you need the economic, social and physical to be integrated project because you are not dealing with physical or social problems, they are interlinked. We have to deal with all the agendas.

Nigel Smith  
Chair of RICS regeneration panel and consultant

One of the things that I have been worried about is masterplans that look wonderful, but have been pretty impractical. The sort of thing of thing that I have seen is somebody draw a line for a road across a 40m river with no consideration of cost. There’s the community-led approach to planning where the objective is to come up with a set of aspirations that nobody could possibly argue with, but where the result is totally impractical. The other approach is to get a big name architect, preferably somebody who can’t draw squares. It’s a great way to get PR but then somebody has to deliver it.

I would like to see how many masterplans have not delivered. There needs to be a better commissioning process. People need to understand that masterplans are commissioned in such a way that they involve a whole range of professionals so that it’s realistic and deliverable.

Peter Miller  
Development Director  
Westfield

Any winning, long-term approach to regeneration needs to start from an inclusive and visionary basis – a statement more often ignored than understood. Taking the needs of one stakeholder group as a basis for shaping the whole community’s future is the wrong way. We see the consequences of flawed “silo” and “solo” thinking, and the approach is not confined to either public or private sectors.

The process has to start with understanding the economic, environmental and physical issues. While manufacturing jobs may have gone, the solution may be more complex than saying “let’s attract new factories with special incentives.”

The key to renewal may lie in a reawakened sense of community, or a flagship to act as a focus for growth. It is vital to listen carefully to those who live there about what they want from their public places.

Partnership is an overworked word these days, but I feel strongly that it is tripartite: the private sector with its shareholder focus; public sector in delivering a measurable uplift for those who live in tough environments; and, above all, the community itself.

The Regeneration Forum is looking for more movers and shakers to take part in the series of national and local events we are planning for 2007. If you would like to feature in the Forum’s future lists of Movers and Shakers, and to help establish the programme and strategy for the Forum, please go to www.theurt.com
ENGLISH PARTNERSHIPS – RESPONSIBILITIES AND FUNCTIONS

The national regeneration agency’s merger with the Housing Corporation is not expected to alter EP’s core functions – set out briefly on these pages.

Detailed descriptions of its policies on design and appraisal of schemes are set out in chapters 6 and 11.

English Partnerships was created in its current form in May 1999 by combining the Commission for the New Towns (CNT) with the national functions of the Urban Regeneration Agency (URA).

VISION
EP’s overall aim is to achieve high-quality, well designed, sustainable places for people to live, work and enjoy by:

- developing its own portfolio of strategic sites;
- acting as the Government’s specialist advisor on brownfield land;
- ensuring that surplus public sector land is used to support wider Government objectives, especially the Sustainable Communities Plan;
- helping to create communities where people can afford to live; and
- supporting Urban Renaissance by improving the quality of towns and cities.

AIMS AND OBJECTIVES
EP is one of the key delivery agents for implementing various programmes set out in that review as amplified by the Sustainable Communities Plan (2003). It is expected to achieve this by working closely with other bodies, particularly the regional development agencies, the Housing Corporation, local authorities and the regional housing and planning boards.

Its principle aims are to:
- search out and deliver land for housing and sustainable urban development;
- help regenerate those places most affected by abandonment and decay;
- help ensure the effective co-ordination in the delivery of plans for key worker and affordable housing within the context of “living communities”;
- develop its role as an agency for best practice, regeneration and development of brownfield land.

EP’s priority areas are:
- the 20 per cent most deprived wards in the country, as defined by DCLG;
- the Coalfields;
- Urban Regeneration Company areas;
- areas of major housing growth in the wider south east including, but going beyond, the four target areas (centred on Milton Keynes and the South Midlands, the London-Stansted-Cambridge-Peterborough Corridor, Thames Gateway and Ashford);
- Housing Market Renewal areas, including Pathfinders;
- the Northern Growth Corridor and other emerging cross-regional initiatives; and
- strategic brownfield sites or hardcore brownfield land in, or adjacent to, any of the above priority areas or in areas of housing pressure or housing abandonment.

EP delivers national projects and cross-regional initiatives which have a strong national dimension, supporting the RDAs’ Regional Strategies. EP’s business aims and objectives are agreed annually with Ministers through its Corporate Plan. DCLG determines the framework within which English Partnerships’ objectives and targets are set. Each Corporate Plan is sent to RDAs in draft for their comments and discussed with them by either the chief executive or an another executive director, to ensure that English Partnerships’ priorities accord with the individual Regional Economic Strategies.

WHERE EP GET INVOLVED
The Barker Review of Housing Supply (2004), recommended that English Partnerships should have “a lead role in delivering development through partnering with public and private sector bodies in assembling complex sites, masterplanning, remediating land and developing supporting infrastructure”. The review also suggested that the Government should “provide greater certainty as to the principles by which English Partnerships would, or would not, intervene, so as to avoid crowding out private sector activity, or stunting the development of new markets”.

EP is working closely with the
Department for Communities and Local Government (successor to the Office of the Deputy Prime Minister (ODPM)) to agree the principles on which we will help to deliver development, particularly for new housing. The fundamental aim will be to ensure that English Partnerships adds value and does not replicate or crowd out the activities of the private sector. English Partnerships will seek to deliver a different outcome to what the private sector would deliver on its own.

OUTPUTS/OUTCOMES
English Partnerships’ core output performance measures reflect the aims set out in the Sustainable Communities Plan and the Government’s Public Service Agreement (PSA) targets. These cover:

- brownfield land reclaimed,
- housing units – starts on site,
- housing units – completed;
- employment floorspace created;
- private sector investment attracted.

CORE BUSINESS AREAS
Developing its own portfolio of strategic sites
English Partnerships continues to extract even greater leverage from our portfolio of strategic projects, in which we are playing a key role bringing forward growth, development and regeneration on many diverse sites across the country.

Acting as the Government’s specialist advisor on brownfield land
The SCP identified for EP the role of specialist advisor on brownfield land including the development of a National Brownfield Strategy, a new focus for the National Land Use database (NLUD). This was published in December 2006.

Ensuring surplus public sector land is used to to support wider Government objectives (especially the Sustainable Communities Plan)
Established Register of Surplus Public Sector Land with the Office of Government Commerce, to provide a single reference point for all participating public sector organisations on the available national supply of surplus land and helps to ensure that wider objectives, including housing needs, are factored into land disposal decisions.

The sites originate from 40 government departments, sponsored bodies and NHS Trusts, including Defence Estates, Rail Properties Ltd, NHS Estates, The Highways Agency and The Coal Authority.

Once the disposing agency has provided EP with details of the site for inclusion on the register, there is a 40-day window for public sector agencies and departments to identify new uses for this land. If the sites can be used elsewhere in the public sector they may be transferred at market value and brought into beneficial use.

The database now consists of 749 sites covering over 4,200 hectares. EP conducted a desk-top review of 400 sites on the register of 0.4 hectares and above which resulted in an estimated capacity for around 20,000 new homes with around 13,500 in the South East, Eastern and London regions. The two largest landowners on the register – Defence Estates and British Railways Board – have the potential to provide 16,500 homes.

An incomplete picture is provided by the register as not all public bodies are included nor is it fully utilised. EP has begun a study to test extending coverage of the register to local authorities.

This will examine practical issues as well as exploring the role local authorities play in the disposal and re-use of surplus public sector land. Work is also continuing to promote the Register (working with DoH) to NHS Trusts and the Strategic Health Authorities. The role of the Housing Corporation is also being explored.

The Budget 2006 established a joint DCLG and Treasury Surplus Public Sector Land Taskforce to improve the release of surplus public sector land for housing, aiming to identify an estimated 3,000 hectares of land that has the potential for development or redevelopment. EP is represented on the Steering Group that sits under the Taskforce and is working closely with DCLG and HM Treasury on the Taskforce report (expected June 2007).

In April 2005 the Department of Health and ODPM transferred a large portfolio of former NHS hospital sites transfer to EP. The £320m transaction provided 96 sites across England, with land totalling 1,600 ha. EP have a key role in determining the best future use for each of the sites in line with the Government’s policy to create

The portfolio has the potential to deliver up to 14,000 new homes nationally, of which up to 7,000 (50 per cent) will be affordable. In addition it is expected to generate up to £1bn in private sector investment by 2010, up to 80,000 sq m of employment space and should see more than 500 ha of brownfield land brought back into use.

HELPING TO CREATE COMMUNITIES WHERE PEOPLE CAN AFFORD TO LIVE AND WANT TO LIVE

Building new homes to meet rising demand, providing more opportunities for home ownership and improving areas of market failure continue to be major elements of our national programme.

EP is delivering the First Time Buyers Initiative (FTBI) as part of the DCLG’s HomeBuy low cost home ownership initiative and is positioned to target key workers and other eligible groups that have sufficient income to sustain home ownership but are currently prevented from entering the private housing market by the prevailing demand/supply conditions.

The (FTBI) was announced in DCLG’s plan, Sustainable Communities: Homes for All published in January 2005. FTBI is a shared equity product offering first time buyers an affordable share (minimum 50 per cent) in a new home with EP retaining the unsold equity. Buyers will pay a charge to EP based on a percentage of the equity retained by EP.

Purchasers will be encouraged to buy more equity and move to full ownership. 50 per cent of FTBI homes will be for key workers with the remainder targeted at priority groups. FTBI homes will be provided through three routes:

- Portfolio leverage on public sector land in EP ownership;
- Development on other surplus public sector land with public agency partners;
- Re-profiling private sector schemes.

FTBI has a target of delivering up to 15,000 homes across England by 2010; increasing the supply of affordable homes for first-time buyers and helping to address the current gap between earnings and rising house prices. This is part of the Government’s initiative to help 100,000 people into home ownership by 2010 through a range of public-private schemes.

EP continue to support Housing Market Renewal Areas (including Pathfinders) and have been working on the ways in which we can share experience and expertise (especially masterplanning / strategies / area development frameworks), and also strategic brownfield acquisitions, along with demolition and remediation where necessary, as well as developing new mechanisms to assist with delivery. In addition many of English Partnerships’ 49 strategic projects in the North and West Midlands are within Pathfinder areas.

EP also works closely with the Housing Corporation to bring together the skills and resources of both organisations. As part of this work The Housing Partnership initiative is focusing on bringing together EP’s landholdings with the Corporation’s affordable housing programme in the delivery of 10 joint strategic projects across the country.

SUPPORTING THE URBAN RENAISSANCE BY IMPROVING THE QUALITY OF OUR TOWNS AND CITIES

Helping to create vital and vibrant urban centres, by unlocking potential and bringing forward new development, has been a key part of EP’s approach to delivering sustainable growth in our towns and cities.

The work of the Urban Regeneration Companies (URCs) is a clear example of EP’s commitment to improving towns and cities. In response to Lord Rogers’ Urban Task Force (1999) which called for URCs to champion and stimulate new investment in areas of decline EP developed the URCs model and the first three pilot projects were launched in Liverpool, East Manchester and Sheffield. In 2000, the Urban White Paper proposed the creation of a further 12 new URCs over the next two to three years following the success of the initial pilots and there are now 21 URCs in operation, of which EP is a funding partner for 18.

URCs are independent companies established by the relevant Local Authority and Regional Development Agency, working alongside English Partnerships and other local stakeholders including employers, amenity groups and community representatives. Their principal aim is to engage the private sector in a sustainable regeneration strategy, working within the context of a wider Strategic Regeneration Framework or masterplan which takes full account of the problems and opportunities for the whole area.

EPs’ Millennium Communities Programme also looks at how we can improve the quality of our towns and cities by bringing together new ways of planning, designing and constructing homes to enable a more sustainable way of living. It is creating seven inspiring places to live across the country.

The programme was initiated in 1997 with the launch of the development competition for Greenwich Millennium Village. Many of the principles being piloted by the Programme have become an integral part of the ideas being driven forward by the Government’s Sustainable Communities Plan.

Millennium Communities are designed to include different types and sizes of home, to attract a wide range of residents. They will all include green open spaces, wildlife areas and recreation facilities. Good transport links, shops and community facilities are also a priority. Planners are asked to give as much thought to the needs of pedestrians and cyclists, as they do car-users.

In addition EP set and promote best practice in urban design and construction standards across the regeneration and development industry. EP’s research programme provides closely focused support to the business of the Agency and to the wider regeneration and development sector.

EP promote quality urban design and
construction through exemplar projects
on their own sites, programmes such
as Millennium Communities and
competitions such as Design For
Manufacture. Best Practice is disseminated
in publications such as the Urban
Design Compendium (2000), Carparking;
what works where (2006) and Design
There is a recognition of the need for
enhanced skills to deliver the step change
in housing and regeneration. In April
2003 the Deputy Prime Minister asked
Sir John Egan to undertake a skills
review to ascertain the professional, built
environment skills required to deliver the
sustainable communities plan. The final
report was published in April 2004 and
one of its main recommendations was the
formation of the Academy for Sustainable
Communities which has recently started
a programme of skills development for
regeneration professionals and local
communities alongside Regional
Centres of Excellence.

EP has also set up the National
Consultancy Unit (NCU) to provide
specialist advice and support to our own
regional teams where there is a project
or programme of particular complexity.
Part of the Unit is the Advisory Team
on Large Applications which offers
planning support.

The National Consultancy Unit (NCU)
was established in 2004 as English
Partnerships’ national centre of expertise
in regeneration and development. It
offers expertise in virtually every aspect
of major development and regeneration
and provides advice and support to
regional and national teams. Through
ATLAS it also offers advice and support
to public sector partners.

The NCU aims to:

• Facilitate efficient and effective use
  of land;

• Promote improvements to the quality
  of life of communities;

• Influence the development and delivery
  of government agendas;

• Improve design quality and promote
good practice;

• Deliver innovation and leadership.

The NCU acts as a coordinator of good
practice and knowledge, passing on
lessons learnt from elsewhere, ensuring
duplication of effort is avoided and best
use is made of local resources.

With better resourced projects the NCU
offers an advocacy and translation role,
explaining new policy and guidance as
it emerges and helping to broker new
relationships.

With others, the unit provides
technical support and advice in specialist
fields, it also drafts and reviews project
briefs while promoting high quality,
innovative design and environmental
standards.

The services are grouped as follows:

• Quality & Sustainability – Ensuring
  quality and sustainability are
  incorporated in EP-led or
  supported projects;

• Public Sector Brokerage – Supporting
  public sector landowners in planning,
funding, packaging and delivering
  best use of their surplus and
  operational land;

• Public Sector Consultancy – Supporting
  the public sector in performing statutory
  planning and delivery functions;

• Community Infrastructure & Services
  Advice – Collating and disseminating
  findings of exemplars in innovative
  funding and delivery of Community
  Services, Buildings & Utilities;

• Research and Performance Monitoring
  – Coordinating evidence/project
  based research and policy
  development and support/influence
  of Government agendas;

• Stakeholder Management – Developing
  strategic influence, building alliances
  and partnerships.

ATLAS was established as a pilot project
to provide an independent advisory
service to local authorities. Its advice is
focused on the delivery of high quality
sustainable development and speeding up
the planning process in London, the South
East, South West and Eastern regions.

Key objectives of the pilot phase are to:

• help unblock the issues holding up large
  applications;

• increase the knowledge and expertise
  within local authorities to handle large
  applications;

• help local planning authorities to
develop better and more consistent
interaction with key stakeholders and
agencies;

• act as a partner to local authorities
  and independent reviewer of large
  applications and planning issues.

• advise public sector landowners on
good practice approaches to securing
large housing-focussed planning
consents on their land;

• ensure the lessons learnt contribute
to general guidance to be disseminated
more widely to local planning
authorities and the wider development
community.

ATLAS works on cases of 500+ housing
units that conform to development plan
policy and have local and regional
support. Cases must have a history of
attempts to resolve issues and either
ATLAS or the local authorities must have
the power to influence any statutory
obstacles to development.

ATLAS has now been given an extended
remit to produce a range of topic papers
based on project experience and research
covering specific aspects of the delivery
of large-scale housing led sustainable
development, to provide a comprehensive
toolkit for major applications.
CHAPTER 1 – SUSTAINABILITY – THE TRIPLE BOTTOM LINE

Academy for Sustainable Communities
The ASC was set up by the ODPM in 2005 as an “international centre of excellence” aiming to improve the skills needed to achieve the sustainable communities vision. It was one of the key recommendations from Sir John Egan’s 2004 “Skills for Sustainable Communities” review. The site is still a bit light on content, but it is a useful starting place for those thinking of making a career in this sector.
www.asckills.org.uk/

Bill Dunster’s Velocity
A view of future developments in which transport plays a key role. Cycling in particular is seen as both the solution to the problems of energy efficient transport the increasing need for exercise in a sedentary world. Bike lifts raise commuters to allow them to free-wheel to their door in a futuristic view of London’s Bishopsgate.
www.zedfactory.com/velocity/velocity.html

Forum for the Future
A prominent charity now ten years old working with a broad range of businesses, helping and challenging them to embrace sustainable development. An extensive publications list is supported by links to other resources, particularly financial aspects such as looking at accounting for environmental costs and savings.
www.forumforthefuture.org.uk

International Institute of Sustainable Development
This Canadian-based think tank was founded in 1988 and seeks to influence governments, NGOs and other decision making bodies around the globe.
www.iisd.org

London Climate Change Agency
Part of the London Development Agency, the London Climate Change Agency has been established in partnership with a range of private sector partners and the City of London Corporation. It has been set up by the Mayor to help reduce CO2 emissions from the capital. You can also link to the Mayor’s energy strategy from this site. This seeks to reduce CO2 emissions by 20% by 2010 – the first step to achieving a 60% reduction by 2050. Lots of useful technical information and links.
www.lcca.co.uk

Society for the Environment
The newest of the professional bodies, SocEnv received its Royal Charter to award the qualifications of Chartered Environmentalist in May 2004, and is now over 4,000 strong. Twelve older institutions, such as the Institution of Civil Engineers and Chartered Institute of Building, play the part of “constituent bodies”, helping govern the Society.
www.socenv.org.uk

Sustainable Development
The government’s advice centre. It’s not flashy, but this site packs in a lot, breaking its content down by audience type – householders, community, local government etc. It has a cohesive feel, with plenty of links into government and other websites.
www.sustainable-development.gov.uk

Sustainable Development Commission
The government’s independent watchdog aims to provoke its master into more radical action through its own reports, responses to government policy and use of independent experts. An extensive archive of publications under its ten policy areas, including responses to the Code for Sustainable Homes, views on Local Strategic Partnerships, and a report on government departments’ own efforts to meet their sustainability targets.
www.sd-commission.org.uk

Sustainable Homes
Based with the Hastoe Housing Association, this site seeks to provide guidance for housing associations to implement ecological and sustainable measures or policies. It contains an Ecodatabase of over 160 project case studies from around the UK, and also links to the “Green Street” website which gives advice on refurbishing existing stock.
www.sustainablehomes.co.uk

Sutrans
The UK’s leading sustainable transport charity, promoting cycling and walking as viable options for local trips. The National Cycle Network may get the headlines but its their work on safe routes to school, encouraging children to cycle more, and “liveable neighbourhoods” that perhaps have more effect. The site contains advice and guidance on each of these initiatives.
www.sustrans.org.uk

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www.sd-commission.org.uk

CHAPTER 2 – POLITICS, POLICIES & PUBLIC/PRIVATE PARTNERSHIP

English Partnerships
The national regeneration agency has statutory compulsory purchase powers to bring derelict sites back into use. As well as developing sites itself, it is involved in providing gap funding, and giving consultancy advice to other bodies, including the URCs. Its website gives easy access to detailed information and further links on each of the schemes and projects it is involved in. The publications section includes the Urban Design Compendium.
www.englishpartnerships.co.uk

HM Treasury: Public Private Partnerships
Mainly dealing with PFI contracts, this holds guidance documents on appraising and preparing PFI contracts, and the tendering process. There is also an updated spreadsheet of signed contracts. The Key Documents section holds some important recent publications including PFI: Strengthening Long-term Partnerships, the Value for Money Appraisal Guidance and a guide to Green PPPs.
www.hm-treasury.gov.uk/documents/public_private_partnerships/ppp_index.cfm

Joseph Rowntree Foundation
Perhaps the best-know and most widely respected organisation concerned with improving housing conditions. The foundation commissions research on a wide range of housing issues, from design of neighbourhood to parenting, and makes the results available through it website. An excellent search facility and well-designed site make finding research, and related research, straightforward. Many of the publications charged for in hard copy are available free as downloaded pdfs.
www.jrf.org.uk
CHAPTER 3 – CIVIC LEADERSHIP – THE ESSENTIAL INGREDIENT

Association for Town Centre Management

The ATCM's membership is made up chiefly of shopping centre owners, retailers and local government. Most of the guidance material on the site – on improving streetscapes, property management, encouraging the “evening economy” and so on – is only available to members.

www.atcm.org

Centre for Local Economic Strategies (CLES)

CLES provides a rounded information service to subscribing organisations, offering a library service, an enquiry point and news / listing of new articles and publications. In addition advice on particular policy points can be provided.

www.cles.org.uk/CivicTrust

Civic Trust Regeneration Unit

This long-established body campaigns to raise the quality of the built environment, both through conservation work and new build. Links to the 850 civic societies beneath its umbrella, and details of the capabilities and work of the Civic Trust Regeneration Unit.

www.civictrust.org.uk

Excellence in Cities

Support for schools in deprived areas. Civic leaders need to be aware of the importance of schools in regeneration.

www.standards.dfes.gov.uk/sie/cic

Info4local

Designed as a one-stop-shop for those in local government to find relevant news and publications issued by central government, but really a very good current awareness tool for all. It features an excellent tailored news email service. It also has a well-organised links section listing local authorities, government bodies and related organisations.

www.info4local.gov.uk/

IPPR Centre for Cities

A newly established research unit looking at the economies of urban areas. It has three strands to its output: City People, City Markets and City Leadership and the site gives access to reports on these as well as supporting articles. The Centre arranges events, such as the Northern Regeneration Conference in Sheffield.

www.ippr.org.uk/centreforcities

Local.gov

The gateway to news, information, resources, services for local authorities from national local government organisations.

www.local.gov.uk

Lyons Inquiry into Local Government

Sir Michael Lyons reports have advocated greater local choice for local government so that it can “manage increasing pressures on public expenditure, increase satisfaction and build more prosperous communities”. He promotes the idea of “place-shaping” – local government taking “responsibility for the well-being of an area and its communities”.

www.lyonsinquiry.co.uk

National BIDS Advisory Service

The consultancy advising on Business Improvement Districts has a straightforward website built around its Good Practice Guide and updates on the pilot BIDs underway.

www.ukbids.org

State of the English Cities Report

With the population of the major cities now on the increase after a period of decline, this comprehensive study of England’s cities and towns by a team led by Professor Michael Parkinson provides a ‘comprehensive audit of urban performance’ and assesses how well government urban policies are working. It focuses on 56 major towns and cities in England and is divided in to five main themes: demographics, social cohesion, economic competitiveness & performance, liveability, governance & the impact of policy.

www.communities.gov.uk/index.asp?id=1127498

CHAPTER 4 – THE PUBLIC REALM – GENERATOR OF VALUES

Groundwork Arts Toolkit

This site, an offshoot of the Groundwork Trust, “is designed to provide inspiration, ideas and practical advice both to Groundwork Trust staff who want to use the arts within regeneration projects and to artists who want to learn more about the way that Groundwork engages with the arts”. Plenty of clear, practical advice is given and eight example projects described in detail.

www.artandregeneration.com/LandscapeInstitute

The professional body for landscape architects. Access to the directory of practices and search for a practitioner by specialism. Free selected articles from the monthly journal; the Streets for People paper is available in the publications section.
www.landscapeinstitute.org/

Living Streets
A national pressure group that seeks to redress the imbalance in street design, from the car back to those on foot. Its main guidance publication Designing Living Streets is available through the site.
www.livingstreets.org.uk/

Project for Public Spaces
A non-for-profit organisation in the US which has worked with a large number of cities on designing successful squares, parks, markets, civic centres etc. Although the experience is all American, a lot of the lessons and advice can be transported to the UK. The cornerstone publication How to Turn a Place Around is available through the site.
www.pps.org

RICS report: The privatisation of public space
Anna Minton’s report (March 2006) follows the RICS’ Building Balanced Communities from three years before. Here Minton warns of the dangers of exclusion posed by the latest wave of large regeneration projects for those left behind in our affluent society. She looks at the private sector’s involvement in King’s Cross, Liverpool centre, Stratford City etc – which brings with it private sector security and management. Who owns Britain? and What is Public Space? are among the questions discussed.

CHAPTER 5 – DESIGN:
A STRATEGIC GUIDE

CABE (Commission for Architecture & the Built Environment)
The government’s advisor on architecture, urban design and public spaces; but as the website says “fundamentally, CABE works on behalf of the public. That’s why we’re determined to inspire people to demand more from buildings and spaces. They, after all, are the people left behind after the planners and architects have moved on.” At the core of the service are the client best practice guides on Creating excellent buildings, masterplans, arts projects, schools, and open places. Design review is a free service offering an independent expert assessment of schemes at an early stage. Other parts of the site contain a digital library of case studies covering all building types; information on courses and training; and articles and research supporting the central theme of promoting good design which leads to safe, beautiful places to live in that are also efficient to run.
www.cabe.org.uk

Academy of Urbanism
A high-level cross sector invited group of 100 individuals from a wide range of disciplines, brought together to champion the cause of good quality urbanism in Great Britain and Ireland. Led by past-president of the RIBA, George Ferguson and architect John Thompson of John Thompson Architects, who is the Academy’s chairman. An annual awards ceremony is held and an education programme is being worked on.
www.academyofurbanism.org.uk

Better Places to Live By Design
The accompanying document to the soon to be replaced PPG3 still retains a lot of relevant guidance on the design of space inside and outside the home. In particular it promotes higher density housing, showing how privacy and security need not be sacrificed. It includes a dozen short case studies from across the country.
www.communities.gov.uk/index.asp?id=1144788

Better Public Buildings Award
Now in its sixth round of annual awards, this programme aims to recognise new buildings which enhance the communities that surround them.
www.betterpublicbuildings.gov.uk/

The Essex Design Initiative
Home of the highly regarded Essex Design Guide now with an Urban Place Supplement, a “design framework for the delivery of compact, mixed-use sustainable urban development”, currently at its consultation draft stage. A selective “reading list” breaks down into sections on Design Guidance, Design Standards, Projects and Spaces
www.the-edi.co.uk

Home Zones
An excellent site by the Institute of Highways Incorporated Engineers giving easy access to a range of information and guidance on streets “where quality of life takes precedence over ease of traffic movement”. There are only a few case studies to view yet.
www.homezones.org.uk

Resource for Urban Design Information (RUDI)
This subscription site offers a wide range of resources, from case studies to articles and best practice guidance to news and events. Aimed squarely at the academic end of the design profession, there is even a section containing classic out-of-print texts.
www.rudi.net

RIBA Directories & Client Services
Search for a details of suitable firms of architects, or individual RIBA members. Or use the free tailored search offered by RIBA Client Services to provide list of recommended practice for your needs. There is also guidance for those wanting to run an architectural competition
www.ribafind.org

Secured by Design
An initiative to raise awareness of the design issue that can help reduce crime in urban areas, under the auspices of the Association of Chief Police Officers. Includes a selection of design guides for different building types, and links to the Safer Places: the Planning System & Crime Prevention document.
www.securedbydesign.com

Urban Design Alliance
Championing the value of good design, the UDA represents the professions involved in the built environment – architects, surveyors, highways engineers, planners, landscape architects and so on – and promotes collaboration between them. Limited content on the site, the main interest being the access to some guidance documents on Returning Roads to Residents; Streets for People; Better Places for Business etc. The Placecheck scheme is their baby.
www.udal.org.uk

Urban Design Group
A campaigning membership group established in the late 70s, the UDG seeks to build collaborations between the various professionals that work in urban design, and to improve the skills, knowledge and best practice that is required to produce good design. The Source Book is a listing of member practices.
www.udg.org.uk

CHAPTER 6 – PUBLIC CONSULTATION – THE ART & SCIENCE OF COMMUNICATING

Community Matters
Website for the National Federation of Community Organisations. A source of advice and support on setting up a group.
www.communitymatters.org.uk

The Glass-House
The Glass-House offers practical design courses, and other support, to tenants, residents and other groups involved in local areas undergoing change. The programme is jointly managed by the National Communities Resource Centre with the Architecture Foundation. The courses range in focus from entire neighbourhoods to single buildings. Apart from running residential courses, the group provides advice and support to projects around the country, trying to encourage public participation in the design process. There is a link to the Creative Spaces resource, the Architecture Foundation’s roadmap from 1998-2000 which used creative arts to stimulate public involvement.
www.theglasshouse.org.uk
CHAPTER 7 – PLANNING – EVERYBODY WINS!

DCLG Planning
Core documents – Planning Policy Statements and their predecessors Planning Policy Guidance Notes, along with Regional Planning Guidance and Planning Circulars. Also links to Planning Guidance papers which support the PPS and PPGs, and Kate Barker’s review of land use planning.
www.planningportal.gov.uk

Planning Portal
An increasingly important one-stop shop for local planning documents. The government’s site for advice aimed at the public on planning applications and building regulations. Then drill down to local planning authorities’ plans and means of submitting, objecting to and viewing planning applications.

Neighbourhood Statistics
Access to a wide range of statistics on local areas and profiles of neighbourhoods. Crime, healthcare, housing, employment as well as population growth and movement, and access to services and transport.

Planning in London
The journal of the London Planning & Development Forum provides space for longer articles. Authors are drawn from a wide range of sectors and specialisms giving a wide-ranging feel to the publication, much of which is available to view as pdf files on the website.

Planning Resource
Planning magazine’s online presence. Planning and Regeneration & Renewal share a publisher and the websites are closely connected. Like Regen.net, R&Rs site, you need to subscribe to the magazine or directly for online access to use most of the material here, but the weekly list of new documents is free.

CHAPTER 8 – THE DEVELOPER’S EQUATION

King’s Cross, London
One of the key features of Argent’s work at King’s Cross has been the consultation documents it published. From Principles for a Human City in 2001 to Framework for Regeneration a year later, these, and the responses it received to them, paved the way for the planning application. All the documents are available on the website.
www.argentkingscross.com

Manchester City Council
Manchester has led the UK in bringing forward regeneration schemes to improve the economic status of the city as well as the city as a place to live. A number of the area regeneration projects are described, along with the more over-arching policies.
www.manchester.gov.uk/regen/

Northern Way
An example of a large scale initiative, here involving three regional development agencies joining together to develop ways of boosting the economy of the whole of the north of England. The ten identified ‘investment priorities’ place the creation of sustainable communities alongside the attraction of external investment, job creation and retention, and more effective transport links.

Urban Splash
Sample the delights of one of the UK’s leading developers specialising in urban regeneration. An amazing array of projects which explains the company’s impressively influential brand.
www.urbansplash.co.uk

CHAPTER 9 – FINANCE. WHERE’S THE MONEY?

Contaminated land remediation relief
Part of the HM Revenue & Customs’ CIRD Manual on tax relief and credits for “qualifying land remediation expenditure.”
www.hmrc.gov.uk/manuals/cirdmanual/cird60001.htm

Enhanced capital allowances
Businesses can claim tax relief on energy saving plant and machinery against profits. The Energy Technology List specifies the criteria that must be met, as well as a list of products that meet them.
www.ea.gov.uk/etl

EU Funding
The main source of UK-wide funding for the last two decades, the European structural funds, are set to change from April 2007. Much of the cash will be diverted to meet the needs of new east European member countries, areas such as South Yorkshire and Merseyside will receive less than half their current income.
Government funding

One of a number of online services that search for suitable grants. This one is free but is limited to funds sponsored by the main government departments.

www.govfund.org.uk

Igloo

Established in 2002, Igloo was the UK’s first urban regeneration fund. It invests in mixed-use urban regeneration projects and is jointly managed by Morley Fund Management and Igloo Regeneration, led by Chris Brown (see chapter 11). It has 23 projects with a completed value of £2.5bn.

www.igloo.net

Landfill tax exemption

How to obtain an exemption certificate for landfill tax for waste arising from the cleaning up of contaminated land

http://tinyurl.com/553j

Lottery funding

A useful guide through the range of funds that distribute lottery money, now more important to regeneration schemes as European income falls. The Big Lottery Fund was born out of the merger of the Community Fund and the New Opportunities Fund.

www.lotteryfunding.org.uk

VAT: Reduced rate for residential conversions & renovation

Conversions that increase the number of dwellings and the renovation of dwellings that have been empty for three years or more, can attract a reduced 5% rate of VAT.

http://customs.hmrc.gov.uk

CHAPTER 10 – LEGAL – THE RULES, THE CREATIVE BITS

Building magazine’s Regenerate supplement

This monthly magazine that comes with Building contains a lively mix of news, profiles and features. But most usefully, its Toolkit section at the back carries excellent “how to” articles mainly written by leading practitioners. Recent issues have covered mixed-use schemes, sunlighting, a project management primer and flats above supermarkets. The website gives access to past issues to subscribers.

www.building.co.uk

Compulsory Purchase Rules

Government Circular 06/04 gives guidance to local planning authorities in England making compulsory purchase orders (CPOs)

www.communities.gov.uk/index.asp?id=1162557

Development Trusts Association

“Development trusts provide the vehicle for communities to get active, to build their skills, to deliver practical change and to recover their belief in themselves and each other... They have enabled many communities to relaunch themselves on a path to sustainable growth.” Practical guides on setting up a development trust, and issues such as building an asset base and transferring assets can be obtained from here.

www.dt.org.uk

Disposal of Tangible Fixed Assets (Scottish Public Finance Manual)

www.scotland.gov.uk/topics/governmentfinance/topfm/disposalassets

General Disposal Consent 2003

Circular 06/03: Local Government Act 1972 general disposal consent (England) 2003 disposal of land for less than the best consideration that can reasonably be obtained.

www.communities.gov.uk/index.asp?id=1144327

Public Contracts Regulations 2006 (EU Procurement rules)

Details of the updated regulations covering the awarding of contracts over £7,278,000 for works to public bodies, or £137,000 for consultancy services. Other links on this page provide guidance on the rules and special situations.

www.ogc.gov.uk/index.asp?id=1004558

Public: Private Joint Ventures in Urban Regeneration: Keys to Success

Consultants BBP Regeneration produced this review of what makes a successful regeneration jv in August 2004. Much of the content is still valid, centred around various advantages of development agreements, development companies and limited liability partnerships. Half the 60 pages are taken up with detailed case studies of four schemes.

www.bura.org.uk/sdfsdf.ppy.pdf

CHAPTER 11 – BIG STUFF – REMEDIATION, TRANSPORT & INFRASTRUCTURE

British Waterways

Canal restoration is in full flood. British Waterways published a report in 2004 listing ten priority canals it wanted to restore to use by 2025, as well as looking at some of its recent achievements.

www.britishcanal.org.uk

Brownfield Briefing

The most thorough news service on contaminated land issues. A weekly emailed newsletter supplements the monthly journal, with full archive online for subscribers. Also very active in organising conferences.

www.brownfieldbriefing.com

CIRIA Contaminated Land.org

A database of research and technical guidance.

www.contaminated-land.org

CLARE Contaminated Land Applications in Real Environments

Aims to show through research and application the value of technologies for reclaiming contaminated land.

www.clare.co.uk

National Grid Property

The National Grid owns and has remediated some of the UK’s most difficult and varied contaminated sites and this bit of its website provides a range of interesting examples of problems that have been tackled and the solutions found.s.

www.nationalgrid.com/property
UK Property Forum

Mixed Up Debate: reflecting the new built environment agenda across the UK

Visit www.battle-associates.co.uk for information about the 2007 programme of conferences, dinners and exhibitions.
THE DICTIONARY OF URBANISM

An erudite, comprehensive, and occasionally irreverent, guide to the terminology of urbanism, compiled by urbanist and writer, Robert Cowan

accommodation schedule A list of the building types, uses and floor areas provided (now or in future) by a development.

accommodation works Preliminary works on a development site, such as diverting services.

additionality Benefits of a regeneration project that would not have taken place without it.

address street One which premises have as their address. The opposite is an urban ring road or a street lined by the backs of buildings.

affordable housing Housing for rent set within the reach of households with low incomes, and/or housing for sale on a shared-ownership basis (predominantly provided by local authorities and housing associations or trusts), or low cost market housing.

alleygating Installing gates to close back alleys between terraces of houses as a means of deterring crime.

amenity Something that contributes to an area’s environmental, social, economic or cultural needs.

anchor A location’s main retail or other attraction.

anywhere development Development that looks and feels like it could be anywhere, lacking any local distinctiveness.

architectonic Relating to the technical means of supporting a building, as distinct from scenographic.

architectural determinism The belief that human behaviour can be influenced significantly by the form and configuration of buildings.

architectural zoo A collection of buildings with an assortment or confusion of designs.

area appraisal An assessment of an area’s land uses, built and natural environment, and social and physical characteristics.

Article 4 direction A power available under the General Development Order 1988 (subject to the approval of the secretary of state) allowing a planning authority to restrict permitted development rights. This extends planning control to certain kinds of development that do not normally require planning permission. Article 4 directions are most commonly used in conservation areas.

asbo (anti-social behaviour order) An injunction served by the police or a council on a person over 10 years old causing harassment, alarm or distress to a household or a neighbourhood. The orders are not new, but the term asbo has only now gained general currency. A Weybridge man who admitted in court to using threatening behaviour while drunk, despite being subject to an asbo, pointed out in mitigation that in error the order specifically stated that he was “prohibited from not being drunk in a public place”. He was acquitted.

at-grade junction A road junction at which at least one road meets another on the same level.

atrium A covered space, usually several storeys high, within a building.

authenticity The quality of a place where things are what they seem: where buildings that look old are old, and where the social and cultural values that the place seems to reflect did actually shape it.

autonomous house One that draws only to a small degree, if at all, on mains services such as water, heat and power.

award-winning adj. A term commonly used in the media in an ironic sense to describe a building suffering irredeemable failure due to faulty design or construction.

background building One that is not a landmark or object building.

backland development The development of sites at the back of existing development, such as back gardens.

bad-neighbour use One likely to be offensive to its neighbours due to matters such as noise, smell and traffic.

banking Apart from prostitution, virtually the only function of a modern city, according to the architect Frank Lloyd Wright.

Bedzed Beddington Zero Energy Development, a mixed-tenure development of houses and workspaces by the Peabody Trust. It was built in 2001 on the site of a disused sewage works at Beddington in the London Borough of Sutton, on energy-saving principles. Peabody claims that it is the first large-scale housing scheme to be carbon-neutral.

Big Dig, The The nickname of the Boston Central Artery/Tunnel Project, which rerouted Interstate Highway 93 from the elevated Central Artery highway through a tunnel. The elevated Central Artery (whose construction in the 1950s had displaced more than 20,000 residents) had marred the landscape of Boston, Massachusetts, and cut off the city centre from its waterfront for four decades. The new road opened in 2003, five years late and wildly over budget. The six-lane elevated highway was replaced by an eight-to-ten-lane underground expressway directly beneath the existing road, culminating at its northern limit in a 14-lane, two-bridge crossing of the Charles River. The project spanned 7.8 miles of highway, about half of it in tunnels, amounting to one of the largest and most technically difficult infrastructure projects ever.
undertaken in the USA. A former director of the project described it as “doing open heart surgery on a patient who continues to work and play tennis”. US Representative Barney Frank commented that it would be cheaper to elevate the city than depress the artery.

Lubetkin, Berthold (1901-90) The most talented of the modernist architects working in England in the 1930s, best-known for the penguin pool at London Zoo and the Highpoint One flats in Highgate, London. He prepared plans for the new town of Peterlee. When they were rejected, Lubetkin abandoned architecture and planning, and took up pig farming instead. Towards the end of his life he declared: “There are only four kinds of artistic activity: fine art, music, poetry and ornamental pastry cooking, of which architecture is a minor branch.”

bespoke development Carried out for a particular client, rather than being speculative.

big bang development A development project of sufficient size to attract further development that would otherwise be unlikely to take place in the area.

big box A building designed to cover a large area cheaply, usually with extensive car parking next to it.

Bilbao effect The supposed consequence of a landmark building singlehandedly bringing about the regeneration of a city. The Guggenheim Museum in Bilbao, designed by Frank Gehry, is famously said to have had this effect, though Gehry himself has denied it.

bimbo architecture The analogy is with a female model at a trade fair. Buildings designed to attract customers but lacking architectural integrity. The term was used by RIBA president Maxwell Hutchinson. He said: “Bimbo architecture has a big smile and a pretty face, but nothing between the ears. It is ‘hi-tech’ architecture without the ‘hi’.”

bioclimatic design Takes account of local climatic conditions to ensure minimum reliance on non-renewable energy sources.

blob architecture Buildings that do not relate to their context or express their practical function to any great degree.

boiled frog syndrome Accepting and adjusting to increasing health and ecological hazards in order to satisfy a desire for material comforts and easier living. Thomas Saunders wrote about it in The Boiled Frog Syndrome (2002). The analogy is with a frog jumping into a pan of water that is being slowly heated. The frog, apparently, adjusts its body temperature to that of the water until it is boiled alive. (See also Adrian Wyatt’s article in chapter one, page 14).

bollard-led development A pejorative term for streetscape improvements that provide new paving and street furniture, such as bollards, but little else.

brand v. To make a locality distinctive in relation to places with which it is competing.

brownfield Previously developed land.

brownlining Avoiding building on contaminated sites or brownfield land.

build quality The degree to which a building is well constructed, as distinct from its qualities of fulfilling its intended function (functionality) or making an impact on the senses.

building envelope guidelines One or more diagrams with dimensions showing the recommended site and massing of one or more buildings.

building line The line formed by the frontages of buildings along a street.

built environment professional A generic term for architects, planners, urban designers, landscape architects, highway engineers, surveyors and others. Denise Scott Brown, being an architect, planner and urban designer herself, understands how different the various professionals sometimes are. “Put a group of urban designers, architects and planners in a sightseeing bus and watch them as the cameras click,” she suggests. “Where do the architects click? At buildings or clusters of buildings, or at objects – bridges, sculptures, pylons. The urban designers click where things come together – buildings against bridges, pylons beside small houses. The planners are too busy talking to each other to look out of the window.”

built environment The entire ensemble of buildings, neighbourhoods and cities with their infrastructure.

built form Buildings and structures.

bulk The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.

bunker architecture Buildings designed to exclude outsiders.

business park A development of mainly office buildings.

bylaw (also by-law and bye-law) housing Terraced housing built, mostly between 1880 and 1914, to the minimum standards specified in local bylaws. The houses were laid out in parallel streets without trees or public spaces, and usually the front door opened to the pavement.

call-in The secretary of state can call in for his or her own decision any development proposal which he or she regards as sufficiently important.

capacity building Development work that strengthens the ability of individuals and community organisations to build the structures, systems, networks and skills needed to take part effectively in managing processes of change.

cappuccino culture A pejorative term for affluent people living urban lifestyles in central areas.

car barn Garaging for cars provided in the central part of a housing block. The form reduces the degree to which parking disrupts the continuity of the street frontage.

carrying capacity An area’s ability to support development or human activities without unacceptable consequences, in view of its limited resources (such as food that can be grown and available energy) and other matters (such as biodiversity).

Celebration A new town built in the 1990s on new urbanist principles by the Disney Corporation near Disney World at Orlando, Florida. One of its early advertising campaigns warbled: “There once was a place where neighbours greeted neighbours in the quiet of summer twilight. Where children chased fireflies. And porch swings provided easy refuge from the care of the day. The movie house showed cartoons on Saturday. The grocery store delivered. And there was one teacher who always knew you had that “special something” Remember that place? Perhaps from your childhood. Or maybe just from stories. It held a magic all its own. The special magic of an American home town. Now, the people at Disney – itself an American family tradition – are creating a place that celebrates this legacy. A place that recalls the timeless traditions and boundless spirit that are the best parts of who we are”.

character area An area with a distinct character, identified as such so that it can be protected or enhanced by planning policy. The degree of protection is less strong than in a conservation area.

charrette (also charrette) An event (ranging from a couple of hours to several days) that brings together a range of people to discuss design issues.

cherry-pick v. To select for development those sites which are easiest or most profitable, instead of selecting more difficult sites or developing the whole area comprehensively.

city region A city and its hinterland.

citycide The writer Julie Burchill’s term for a town “condemning itself to destruction” by seeking designation as a city. Burchill was commenting on Brighton’s designation in 2000. “Frankly, wanting to be a city seems to me about as sensible and life-affirming as wanting to be a wart. While England’s only Grade I listed pier continued to fall into the sea, while the seagulls grew fat and fierce from all the uncollected rubbish left to rot in the streets, while lidos closed and Brighton comprehensive schools became a byword for bullying and underachievement, money was thrown ceaselessly at the city bid. The excitement of certain local politicians over the city bid was a revelation to behold; people who had been unable to garner any extra enthusiasm or cash in order to improve such bagatelles as health or education were now wetting themselves with righteous fervour at the thought of getting new headed notepaper.”

clean purchase Buying a piece of land without taking on any uninsurable liability for risks that may arise from matters such as contamination and subsidence.

coarse grain The quality of an area’s layout of building block and plots having large and infrequent subdivisions.

community forest A well-wooded landscape that can include farmland,
settlements, leisure facilities, natural areas and public open space.

community heating Centrally heated steam or hot water distributed through a network of pipes to heat a large area of commercial, industrial or domestic buildings, or for industrial processes.

community A grouping of people with common interests.

compact city An approach to planning based on intensive development within existing urban areas, or on cities with relatively high densities and limits to their growth.

Congress for the New Urbanism The Congress for the New Urbanism was convened in 1993 (meeting in Alexandria, Virginia) and drew up its charter in 1996. The charter outlines a set of prescriptive principles to guide public policy, development practice, urban planning and design, aimed at restoring existing urban centres and towns within coherent metropolitan regions, reconfiguring sprawling suburbs into communities of real neighbourhoods and diverse districts, conserving natural environments, and preserving the built heritage.

connectivity The degree to which a place is connected by routes to other places and to which its own parts are connected to each other.

conservation Maintaining the most valued aspects of a building or place while sensitively accommodating change.

conservation area One designated by a local authority as possessing special architectural or historical interest.

conservation area advisory group A group of people with specialist knowledge, which meets regularly or occasionally to advise a local authority on the merits of planning applications, or other planning and design issues in a conservation area.

conservation area consent Permission to demolish an unlisted building in a conservation area.

conservation deficit The difference between the capital costs of a scheme and the increase in the value of the property, where the former is greater than the latter; the difference between the cost of restoring a historic building and its market value, where the former is greater than the latter.

conservation officer A local authority officer dealing with the conservation of historic buildings.

conservation-officer Georgian A term of derivation for a style of architecture designed to satisfy the local authority's requirements for a new building that fits into a historic context.


consultation fatigue An unwillingness of people to respond to being consulted, usually due to past experience of being consulted with no noticeable effect.

context (or site and area) appraisal A detailed analysis of the features of a site or area (including land uses, built and natural environment, and social and physical characteristics) which serves as the basis for an urban design framework, development brief, design guide, or other policy or guidance.

contextual architecture That which takes regard of its setting.

cookbook engineering A pejorative term for an approach to highway and traffic engineering based on the unthinking application of codes, regulations and standards.

Coronation Street A television soap opera set in a fictional street of terraced houses in Salford. It has been running since 1960. The street was supposedly built in 1902, to celebrate the imminent succession of King Edward VII. The set for Coronation Street was modelled on the real Archie Street in Salford, which appeared in the closing credits of the first episode. The first scriptwriter proposed to call it Florizel Street. The television company executives thought this too unfamiliar. The alternative titles Coronation Street and Jubilee Street were discussed at length one evening in a pub. Jubilee Street was preferred – or so all the parties to the decision believed, apart from the one whose job it was to inform the TV Times of the name of the new programme. So it was listed as Coronation Street, which it has remained ever since.

corridor A linear feature (such as a road, canal or railway) and the land alongside it.

counter-urbanisation The movement of population from cities to smaller towns and rural areas.

covenant An obligation on the owner of a piece of land.

cul-de-sac (plural cul-de-sacs or culs-de-sacs) A street open at only one end, usually with a turning area at the other. The cul-de-sac has been a very popular form of housing layout in recent decades due to their perceived privacy and security. The question of whether culs-de-sac tend to have higher or lower incidences of burglary and personal assault remains hotly disputed. Urban designers tend to disapprove of them on the grounds that they fail to contribute to making a permeable network of connected streets, creating instead isolated, car-dependent enclaves. Large-scale planning based on culs-de-sac creates urban sprawl.

curtalage The site area; the area of land attached to a building, used for the enjoyment of a house and that in some necessary or reasonably useful way serves the purpose of the building.

deadweight Expenditure to promote a desired regeneration activity that would have occurred even without it.

death by consultation Opportunities to create successful development being missed due to badly managed, ineffective, long-drawn-out or untimely discussions with interested parties.

deck access A means of providing access to flats or maisonettes whose doors are above ground level by means of a corridor open to the air on one side.

defensible space Space over which the occupiers of adjacent buildings can exercise effective supervision and control. The American commentator Oscar Newman, who coined the term in 1972, argued that a lack of defensible space in violent areas could be remedied by, among other things, design measures which increased overlapping, and encouraged a sense of personal or community ownership of space.

deficit financing Financing a development project on the basis that the cash flows in the early years are less than the interest payable on the debt.

defomed grid A pattern of streets that intersect at irregular angles.

delivery architect One who oversees the detailed design and construction of a building, but was not responsible for the initial design.

delivery mechanism (or structure) A means of making development happen, through a partnership, a development trust or a joint venture company, for example.

delivery plan Sets out what a regeneration project aims to achieve and how it will achieve it.

demography The study of population change.

dendritic layout A road layout with a tree-like structure of dead ends connected to branches. See also city is not a tree, a
densification Increasing the density of an urban area, by means such as redevelopment, backland development or building on urban greenfield sites.

density The mass or floorspace of a building or buildings in relation to an area of land. Density can be expressed in terms of plot ratio (for commercial development); habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; space standards; or a combination of these.

derivative plot A small plot created by dividing a larger one.

design advisory panel A group of people (often architects) with specialist knowledge, which meets regularly or occasionally to advise a local authority on the design merits of planning applications or other design issues.

design and build An arrangement whereby a single contractor designs and builds a development, rather than a contractor building it to the design of an independent architect. Design and build generally produces buildings that are relatively cheap and easy to build, using the methods with which the builder is most familiar. Standards of design are often low.

design champion A person responsible for ensuring that a particular organisation – a local authority, regional development agency, health authority or government department, for example – promotes high standards of design throughout its work.

design code A document (usually with detailed drawings or diagrams) setting out with some precision the design and planning principles that
will apply to development in a particular place. It provides developers with a template within which to design their schemes or individual buildings. The code may cover a group of buildings, a street or a whole area.

design quality indicator A method of assessing the quality of buildings in terms of “build quality”, “functionality” and “impact”. It was developed by the Construction Industry Council and launched in 2002.

design statement A written report, supported by illustrative material, accompanying a planning application. The statement shows how the applicant has analysed the site and its setting, and formulated and applied design principles to achieve good design for buildings and public spaces.

design-led development (or regeneration) Development whose form is largely shaped by strong design ideas.

desire line The shortest, most direct route between facilities or places.

developer's fit-out Constructing an office building with suspended ceilings and raised floors, but without partitions. This is a more advanced fit-out than shell and core.

development Statutorily defined under the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land”. Most forms of development require planning permission.

development appraisal A structured assessment of the characteristics of a site and an explanation of how they have been taken into account in drawing up development principles.

development brief A document providing guidance on how a specific site of significant size or sensitivity should be developed in line with the relevant planning and design policies.

development control The process through which a local authority determines whether (and with what conditions) a proposal for development should be granted planning permission.

development parcel A piece of land, usually under a single ownership, suitable for development.

development period The time taken to plan, build and let or sell a development.

development plan Prepared by a local authority in the UK planning system prior to 2004 to describe the intended use of land in an area and provide a basis for considering planning applications.

development plan document (England and Wales) A spatial planning document prepared by a plan-making authority and subject to independent examination.

development rights The right of a landowner to develop, and to reap any consequent increase in the value of the land, was effectively nationalised by the Town and Country Planning Act 1947. The justification was that the betterment (the increase in land value) rightfully belonged to the community that created it, although a £530 million fund was provided to compensate landowners in some cases. Increases in land value were taxed by a 100 per cent betterment clause. The system came into operation in 1949. It was discontinued two years later following the defeat of Clement Attlee’s Labour government, though development rights have remained nationalised ever since.

development trust A community-led enterprise with social objectives, sharing benefits within the community (mutuality), creating opportunities for local people (empowerment), and acquiring an asset base.

development value The difference between the value of land in its existing or past use, and its current market value for development; the potential for increasing the value of land or buildings by developing them by means of building work or change of use.

dig and dump Dealing with a contaminated site by removing the soil.

doughnut (or donut) effect The downtown area of a city being abandoned as people and activities move out to the suburbs, leaving a “hole in the middle” like a ring doughnut.

downstream Later in the development process, as opposed to upstream.

dowry A sum of money paid by a local authority to a housing association that is taking over council housing whose outstanding repairs will cost more than the market price.

dress sense The history of male, built-environment professionals’ preferences in clothing will probably never be written. Its chapters would record, among other trends, planners’ choice of sports jacket and cavalry twill trousers in the 1960s. It would discuss architects’ preference for bow ties (said to be explained by the need to avoid a necktie dangling over the drawing board), for coloured spectacles in the 1980s (sometimes with brightly coloured shoes) and, along with other types of designers, for dressing entirely in black – though not if they are classicists – since the 1980s. The history would record conservation planners’ preference for waxed Barbour jackets; engineers’ preference for short-sleeved shirts; landscape architects’ choice of shirts with floppy collars; and urban designers’ choice of blue shirts with button-down collars in the 1990s (darker blue at the end of the decade), moving towards dark grey and black shirts (with collars not buttoned down) by 2002. It might also note developers’ transition from traditional dark blue pinstripe for much of the post-war period to open-necked shirts and more casual suits in the ‘90s, to blatant smart-casual designer gear for the new generation of inner city loft developers, seeking cultural realignment with so-called “creatives”. An entry in the satirist Ian Martin’s fictional diary column in Building Design reads: “Friday: Invited to merge with a major engineering and transport consultancy. Decline, as I refuse to wear a jumper over a shirt and tie.” Ruth La Ferla, writing in the New York Times about the competitors for the design for the World Trade Center site, asked: “Why do architects wear round, thick-framed glasses?” She traced the fashion back to Le Corbusier and the desire of architects to “trademark their faces, much as they trademark a building”. La Ferla noted that Rafael Viñoly, one of the shortlisted competitors, “appeared in photographs wearing two pairs of spectacles on his head – something of a fashion signature”. Competition-winner Daniel Libeskind’s frames, meanwhile, were ‘a particularly severe example of so-called statement glasses, meant to confer a degree of gravitas, but hinting all the while that he has rashly artistic leanings’ Spectacles with a pronounced geometric shape were a natural style choice in a profession focused on structure and form, La Ferla suggested, and they were so prevalent as an insignia of the architect’s profession that ordinary people often tried to copy them. She quoted a New York eyewear retailer: “You never hear customers saying, ‘Make me look like a lawyer’. It’s always ‘Give me that architect type of look’.” Winning the competition made Libeskind so famous that the press reported that shops in New York were selling out of his trademark elk-skin cowboy boots.

drop lock loan A means of managing the interest rate on a property development and providing the developer with predetermined sums of money over an agreed period of time.

drowned worm A type of suburban layout in which roads curve this way and that, seemingly at random, in a desperate attempt to create some variety.

droplock A place in the suburbs of a metropolis (particularly in the USA) that has developed into a major centre for office employment and shopping, taking advantage of easy accessibility by car and low land values. Suburbs which housed people who originally commuted to the city centre now provide customers and workers for new centres.

electrosmog Unwanted electromagnetic emissions from structures such as overhead electricity cables and mobile phone masts. The extent to which such pollution is a danger to health is a matter of controversy.

edominant domain The power to condemn and compulsorily purchase property.

empowerment Creating opportunities for people living in a particular area to become actively involved in the processes of change.

enabling development Commercial development whose profitability makes possible a related development or restoration of social, historic or environmental value; development (such as building an access road) that is necessary for...
enclave A part of a town or city without significant through movement; an area disconnected from the continuous urban fabric.
enclavism A pejorative term for designing an urban area as a series of distinct enclaves rather than as continuous urban form.
encroachment Development on land that was formerly part of a street or other public space.
end user A person who uses a building or place after it is newly built or renewed.
end-of-pipe activity Something that is done at the end of a regeneration process, such as evaluation and monitoring.
enforcement Councils take enforcement action to ensure that any unauthorised development either gets planning permission, or is altered, removed or (if it is an operation rather than a building) stopped.
enquiry by design A form of urban design and planning charrette or workshop in which stakeholders in a proposed development, including local authorities, residents, developers, landowners, voluntary groups, employers and retailers, collaborate in producing a master plan through a workshop that can last up to a week. The term was introduced to the UK in 1999 by English Partnerships and the Prince’s Foundation, drawing on experience from the USA and Australia.
envelope scheme A programme directed at improving the outer fabric of an area’s buildings, leaving internal improvements to be carried out independently.
environmental determinism The belief that the environment influences behaviour, and hence that undesirable behaviour can be prevented by changing the environment.
equity-sharing arrangement A means of sharing the financial interest in a property development.
essential workers Those who provide essential services in urban areas but may have difficulty in finding affordable places to live with convenient reach of their work.
Euralille The transport hub around the TGV station in the northern French town of Lille, masterplanned by the architect Rem Koolhaas.

The New York Times commented: “Euralille looks and feels as if a lunar research station has crash-landed on to a small, respectable French market town. This is meant as a compliment.”

express consent Planning permission expressly given (in the case of various advertisements, notices and signs), as opposed to being deemed to have been given through the local authority’s not making any objection. The phrase has nothing to do with speed.
expression The way in which a building reveals its use, its structure or the intentions of its designer(s).
eyes on the street People whose presence in adjacent buildings or on the street make it feel safer.
facilities management Managing buildings, structures and their systems.
feng shui The ancient Chinese art of placement. The architect Norman Foster consulted a feng shui adviser in designing the Hong Kong and Shanghai Bank in Hong Kong, and the art became fashionable in the UK in the 1990s. The London Evening Standard columnist Victor Lewis-Smith has suggested that feng is correctly translated as “sense” and shui means “more money than”.
festival marketplace A shopping centre with public space, small shops, stalls and cafes, designed as a venue for leisure as well as shopping.
floorplate The area of a single floor of a building.
floorspace Gross external floorspace is calculated according to the overall dimensions of a building or buildings, including the thickness of external walls. It consists of the total floorspace in the development, excluding floors completely or mainly below ground level. It includes the gross floor area of covered car parking and structures on the roof (such as lift and tank rooms), and servicing areas and other ancillary uses not below or mainly below ground level. Gross internal floorspace is the total floor area of a building, including internal walls, partitions, piers, columns, chimney breasts and stairwells. The thickness of perimeter walls and any floor area where the floor-to-ceiling height is less than 1.5 metres are excluded from the calculation.
footprint The total ground floor area of a building or buildings on a site (excluding temporary buildings and open spaces with direct external access between the wings of a building); the area providing goods and services to, and receiving waste and pollution from, a town or city.
forward planning Preparing development plans, as opposed to development control planning, which applies them. In that sense it is not the tautology it seems.
frontage development Buildings whose entrances front on to a road or street.
gated estate (or community or development) An area of private housing closed off from public streets, surrounded by a high wall or fence and protected by an electronically operated or guarded gates to make the residents feel more secure.
Gazzard’s Law of Urban Vitality The law, formulated by the Australian architect Don Gazzard, states that it takes 100 Australians to create the same street life as 10 Italians.
General Permitted Development Order The GPDO grants permission for certain defined classes of development, mainly of a minor character. The most commonly used class permits a wide range of small extensions or alterations to dwelling houses.
gentrification The process of people with higher incomes moving into a residential area and carrying out improvements.
grade separation Movement occupying different levels (a pedestrian deck above streets, or roads crossing over a motorway, for example). The opposite is movement being at grade.
grade-separated intersection A road junction at which at least one road passes over another.
grading uses Arranging a mix of several different uses so that only “compatible” uses are next to each other. For example, offices might be next to housing, workshops next to offices, and general industrial uses next to workshops.
green belt A special policy defining an area within which only a highly restrictive schedule of changes constituting development under the planning acts will normally be permitted. The government defines the purpose of a green belt as being to check the growth of a large built-up area, to prevent neighbouring towns merging into one another, or to preserve the special character of a town. Green belts have been one of the most popular instruments of the UK planning system. The deputy prime minister John Prescott said: “The green belt is one of this government’s finest achievements, and we’re going to build on it.”
greenfield land That which has not previously been developed.
greenwash To present an action as being more ecologically or environmentally sensitive than it actually is.
greenway A network of spaces providing a route through an urban area for people (on foot and bicycles) and wildlife.
grey space A open space that is not green (a street or an area of paving, for example).
grid A network of streets intersecting at approximately right angles.
gridiron A street layout based on rectangular blocks.
ground rent A sum of money (usually nominal and paid annually) charged by a freeholder of a property to a leaseholder.
groundscraper A building with a large floorplate. The term, with its intentional echo of skyscraper, became current in the 1980s to describe banking buildings that provided large trading floors and buildings with wide and deep office floorspace.
guided busway A special track which only buses can use. Buses are slightly modified to use the track, but cars and other vehicles will not fit it. The track enables buses to move faster and more quietly than on a normal road.
hardware The buildings and infrastructure of a regeneration programme, as opposed to the software such as education programmes and public relations campaigns.
headline rent The level set before any inducement is made to a prospective tenant.
head-turner A high-profile event organised as part of a regeneration initiative.
heliocentric design Orienting
buildings taking account of the position of the sun.

**heritage dividend** Economic and social benefits of conserving historic buildings and places, by encouraging tourism, for example.

**heritage mortician** A pejorative term for a conservationist who restores a building to a state from which it will not be allowed to change.

**heritage site** A term for a building or place considered of cultural or historical importance.

**high-quality public transport** Transport systems that offer high levels of convenience, speed, price, and reliability. The term is used to include light rail, guided bus ways and particularly high-quality bus networks.

**hing (Glasgow)** To hang out of a window (leaning on the window sill) having a leisurely conversation with someone in an adjacent window or in the street below.

**Hitch-hiker’s Guide to the Galaxy, The** A comic science fiction saga by Douglas Adams, broadcast on BBC radio in 1978, published as a book in 1979, and later made into a television series and a film. The guide's researcher is called Ford Prefect. He is an alien who chose his name thinking it would be "nicely inconspicuous", having identified cars as the dominant life form on earth. Prosthetic Vogon Jeltz of the Galactic Hyperspace Planning Council tells the people of Earth: "As you will no doubt be aware, the plans for development of the outlying regions of the Galaxy require the building of a hyperspatial express route through your star system, and regrettably your planet is one of those scheduled for demolition." On a more mundane level, the earthling Arthur Dent has already heard from Mr Prosser of the local planning department that his own house is to be demolished to make way for a bypass. "It's not as if it's a particularly nice house," Prosser says as Dent lies down in front of the particularly nice house, "You'll like the bypass." Prosser replies: "I'm sorry, but I happen to like it." Says Prosser: "You'll like the bypass."

**hollowing out** The process by which the centre of a town or city becomes less densely used and inhabited as activity moves out to the suburbs.

**home zone** A small, highly trafficked, residential area, often with road and pavement integrated into a single surface, where pedestrians and cyclists have priority over cars.

**homogenise** To make places the same as one another.

**hot-block** A street or street block where illegal activities take place.

**household fission** Households shrinking in size due to such factors as children setting up on their own sooner; separation and divorce; and old people living independently for longer.

**Howard, Ebenezer (Sir)** (1850–1928) Founder of the garden city movement. Howard is credited as a founding father of town planning, though his real aim was much more ambitious: to introduce a practical means of radical social and economic reform in Britain. He published his proposal in 1898 in Tomorrow: a peaceful path to real reform (which in later editions became Garden Cities of Tomorrow). Howard considered the large cities of his time to be "ulcers on the very face of our beautiful island". He wrote in Tomorrow: "These crowded cities have done their work. They were the best which a society largely based on selfishness and rapacity could construct, but they are in the nature of things entirely unadapted for a society in which the social side of our nature is demanding a larger share of recognition."

Howard dreamed of a society based on cooperation. His idea was to create "garden cities" in the countryside. People would be attracted from the old cities, whose densities would decline, allowing them to be re-planned on garden city lines. Garden cities would have a population of no more than 32,000 each. They would combine the best of country life with the best of city life, without the disadvantages of either. The freehold of each garden city would be collectively owned, so the rise in land values brought about by the creation of the city would be retained as part of the community's wealth, rather than being siphoned off by developers and speculators. The larger urban units of the future, which Howard called "social cities", would be federated clusters of garden cities. Howard founded the two garden cities of Letchworth and Welwyn Garden City.

**human scale** Development is of a human scale if its size, position and details relate to passers-by in a way that makes them feel comfortable rather than intimidated.

**iatrogenics** Ameliorating a problem that was itself caused by previous treatment or action. Example: "Some funding goes towards iatrogenics, such as when finance to improve the public realm is provided as a planning gain from projects that themselves inhibit people from walking."

**icon** A particularly significant and distinctive building or structure.

**in the heart of** An estate agents' euphemism for, according to Charles Jennings, "in immediate proximity to the principal thoroughfare of; girdled by a vicious one-way system; has a branch of Woolworths at rear."

**induced traffic** Vehicle movements that are a response to the building of a new road.

**information economy** Economic activity based on scientific, technical and design-related knowledge.

**interrupted grid** One whose irregularity comes from buildings and other structures being placed so as to interrupt some lines of sight.

**invisible tenure** Occupier occupants, private renters and social housing tenants living indistinguishably in the same development, unlike orthodox development where the tenure is usually easy to identify.

**iterative dialogue** A process in which the client and the designer develop a design by repeatedly reviewing and improving it.

**Jacobs, Jane** (1916-2006) Writer and urban activist. "When we deal with cities we are dealing with life at its most complex and intense," she wrote. It was her sense of the richness and excitement of the life of cities that made her probably the twentieth century's most influential commentator on urban affairs.

Born Jane Butzner in Scranton, Pennsylvania, she became a secretary in New York after deciding not to go to university. Soon she was writing articles inspired by her close observation of the life of the great city. William H White, himself a brilliant observer of such matters, commissioned the articles that led to her first and most famous book, The Death and Life of Great American Cities. Written in 1958-60 and published in 1961, The Death and Life attacked contemporary planning practice and passionately advocated traditional, mixed-use neighbourhoods. Jacobs castigated the planners and architects who she saw as being in thrall to utopian ideas, who were more concerned with what development looked like than with how they worked, or who were reshaping cities in the interests of the car – or all three. Her criticism of the garden city pioneer Ebenezer Howard was typical. 'Howard set spinning powerful and city-destroying ideas,' she wrote. 'He conceived that the way to deal with the city's functions was to sort and sift out of the whole certain simple uses, and to arrange each of these in relative self-containment.' She argued that Howard conceived of good planning as a series of static acts. "In each case the plan must anticipate all that is needed and be protected, after it is built, against any but the most minor subsequent changes. He conceived of planning also as essentially paternalistic, if not authoritarian." From 1952 to 1968 Jacobs was associate editor of Architectural Forum. She was a member of the New York Community Planning Board, campaigning effectively to save Greenwich Village and other neighbourhoods, particularly from the expressway-building ambitions of Robert Moses. In 1968 she, her architect husband and two sons moved to Toronto after the boys declared that they would rather go to prison than accept the draft to Vietnam. She was soon a notable public figure in that city, successfully opposing its expressway plans. She became a Canadian citizen in 1974. Jacobs pioneered approaches to citizen participation in planning that have since been widely adopted, and her prescriptions in The Death and Life, based on her careful observations, have become orthodoxies of urban design. She further developed her thinking about cities and economies in a series of remarkable books such as Cities and the Wealth of Nations (1889) and Systems of Survival (1992).

**Jerusalem of temperance** Preston, Lancashire, in the nineteenth century. The town was a centre of the temperance (alcohol-avoidance) movement.
kiss and ride

Supposedly the local pronunciation
world.” Le Corbusier, a pseudonym
visionaries whose time had come.
them according to modernist
large parts of cities and rebuild
architects and most influential town
Jeanneret) (1887–1965) Swiss-born
for future development.
A series of sites, owned
would want to stand in the middle
and not be in anyone’s way – not
where much of the day you could
Wobegon Days “It is a quiet town,
Lake Wobegon
a laundry and a food shop. The plan
workshops, meeting rooms, a school,
Ville Radieuse). At its centre would
at its most local level, every aspect
Although the scheme was libertarian
its residents. Le Corbusier presented
be cooperatively owned and run by
by an elite through large
embodied in scores of projects,
architectural adviser for Chandigarh,
-ness is used to raise a laugh. UK examples
the new city of Milton
Keynes (possibly in reaction to its
lavish, bucolic and smug self-
promotion in the early years); the
north London suburb of Neasden
(satirised in the magazine Private
Eye); the south London suburbs of
Penge (probably due to the sound
of the word) and Surbiton (possibly
because it sounds like suburb-town);
the town of Slough (not helped by
Bunyan’s Slough of Despond, and
later condemned in John Betjeman’s
1937 poem “Slough”:
“Come friendly bombs, and fall on Slough!/
It isn’t fit for humans now!”; and
the town’s image suffered further from
its portrayal in Ricky Gervais’ 2002
television comedy series The Office;)
and Pratt’s Bottom (due to what the
name evokes – though it refers to a
valley bottom). Whether in any of
these cases the ribaldry is justified
by a notable lack of distinction is
a matter of opinion.

kine slice (North Staffordshire)
Supposedly the local pronunciation of council house.

kiss and ride
One spouse driving
another to a station to take the
train to work. An alternative
to park and ride.

Lake Wobegon
The fictional
small Minnesota town featured in
Garrison Keillor’s radio broadcasts
and subsequent book Lake
Wobegon Days “It is a quiet town,
where much of the day you could
stand in the middle of Main Street
and not be in anyone’s way – not
forever, but for as long as a person
would want to stand in the middle
of a street”.

land bank
A series of sites, owned
by a developer, house builder or
housing associations, being held
for future development.

Le Corbusier (Charles-Edouard
Jeannevert) (1887–1965) Swiss-born
architect, town planner, visionary
and painter. One of the greatest
architects and most influential town
planners of his time, he helped
give a generation of architects and
planners the confidence to demolish
large parts of cities and rebuild
them according to modernist
principles, seeing themselves as
visionaries whose time had come.
“Corb’s was a vision that took,”
Michael Sorkin writes, “and it
continues to be the default for
large-scale housing around the world.” Le Corbusier, a pseudonym
meaning “the crowlike one”, was
a name adopted from his maternal
grandfather. At 13 he was
apprenticed to a watchcase
engraver, following his father’s craft.
He soon turned to architecture. He
studied in Paris with Auguste Perret,
the engineer, architect and pioneer
of reinforced concrete. In 1914
Jeanneret designed a system for
building what he called the Dom-ino
house. The English garden city
approach to housing layout and its
cooperative ideas (rather than its
decentralisation proposals) were
an early inspiration. He moved to Paris
permanently in 1916. His Plan for
a Contemporary City, published in
1922, was intended to demonstrate
the principles of urbanism. Land uses
(oFFices, housing, industry and
so on) were strictly zoned, and
accommodated on a symmetrical
grid of roads. The centre of the
city would be a multi-level transport
interchange, surrounded by 24
60-storey office skyscrapers.
The buildings, all of them mass-
produced, were set in parks. The
Contemporary City would depend
on centralised authority exercised
by an elite through large
organisations. All the housing
would be cooperatively owned and run by
its residents. Le Corbusier presented
his next vision in the Plan Voisin
(named after its sponsor and
happening to be the French for
neighbour) for Paris in 1925. The
business district on the Right Bank
would be demolished and replaced
by skyscrapers, open spaces and
motorways. Motor traffic would be
at ground level, with pedestrians on
three upper levels. “Imagine all this
junk,” he wrote of historic Paris in
Urbanisme in 1925, “which till now
has lain spread out over the soil
like a dry crust, cleaned off and carted
away.” Le Corbusier became a leader
of ciam, the International Congress
of Modern Architecture. Around
1930 he embraced syndicalism,
the ideology based on the idea
of independent groups of workers
owning and managing the means
of production. In 1930 he formally
adopted his pseudonym, Le
Corbusier, and became a French
citizen. Le Corbusier’s next urban
vision was of the Radiant City (La
Ville Radieuse). At its centre would
be high-rise blocks of flats called
unites Each would house 2,700
people and provide leisure facilities,
workshops, meeting rooms, a school,
a laundry and a food shop. The plan
would be laid down by technical
experts on the basis of “truth”, not
“opinion”, and realised through the
government’s absolute authority.
Le Corbusier wrote in The City of
Tomorrow in 1924: “I was assisting
at the titanic reawakening of a
comparatively new phenomenon…
traffic. Motors in all directions,
going at all speeds. I was
overwhelmed, an enthusiastic
rapture filled me… the rapture of
power. The simple and ingenious
pleasure of being in the centre of
so much power, so much speed.
We are a part of it… we have confidence
in this new society… Its power is
like a torrent swollen by storms;
a destructive fury. The city is
crumbling, it can not last much
longer; its time is past. It is too old.
The torrent can no longer keep to
its bed.” The Radiant City was his
vision of how the syndicalist society
would be realised in urban form.
Although the scheme was libertarian
at its most local level, every aspect
of production was organised from
the top. The plan would be devised
by technical experts, confident in
the rightness of their own values
and detached from the political
process. In 1950 he was appointed
architectural adviser for Chandigarh,
the new capital of Punjab There he
built the beginnings of the city of
his dreams, without giving close
attention to its social and economic
setting. Later he developed ideas for
linear cities. Le Corbusier died at
the age of 77 after suffering a heart
attack while swimming. Jane Jacobs
commented in 1961 on what she
saw as Le Corbusier’s disastrous
influence. “Le Corbusier’s dream
city has had an immense impact on our
cities. It was hailed deliriously by
architects, and has gradually been
embodied in scores of projects,
ranging from low-income public
housing to office building projects…
His city was like a wonderful
architectural toy… his conception,
as an architectural work, had a
dazzling clarity, simplicity and
harmony. It was so orderly, so visible,
so easy to understand. It said
everything in a flash, like a good
advertisement… But as to how the
city works, it tells... nothing but
lies.” Thomas Deckker has written:
“Le Corbusier’s vision was of the
soleitary observer of a well-ordered
urban life: it contained no view on
what constituted urban culture
nor on how it was formed or
transmitted; the centre of the Ville
Radieuse was just landscape.”

Learning from Las Vegas
An influential book by Robert Venturi,
Denise Scott Brown and S Izenour,
published in 1972. It celebrates the
richness of unplanned urban form
and helped lay the foundations for
postmodern design. The authors
argued that the pop architecture
of Las Vegas strip development
was a vernacular that could inspire a
new, popularly accessible
architecture. “If you ignore signs as
“visual pollution”, you are lost,”
they write. “If you look for “spaces
between buildings” in Las Vegas,
you are lost. If you see the buildings
of urban sprawl as forms making
space, they are pathetic – mere
pimples in an amorphous landscape.
As architecture, urban sprawl is
a failure; as space, it is nothing.
It is when you see the buildings as
symbols in space, not forms in space,
that the landscape takes on quality
and meaning. And when you see no
buildings at all, at night when
virtually only the illuminated signs
are visible, you see the Strip in its
pure state.”

lease and leaseback
A landowner (often a local authority) leasing
a property to a developer, who leases it
back to the landowner on a
shorter lease. The guaranteed rent
enables the developer to finance
the development project.

legibility
The quality of a place
being welcoming, understood easily
by its users, easy for visitors to orient
themselves in, and presenting a clear
image to the wider world.

life-cycle costing
Assessing the total cost of a building over its
operating life, including the
construction, maintenance and
running costs.

lifetime home
Designated to be
adaptable to meet a household’s
changing needs, and to be accessible
and safe for people to live in at all
stages of their life.

link wilt
The weakening of working
relationships between organisations
involved in urban regeneration.

local development document
(England and Wales) A statutory
development plan document or
a non-statutory supplementary
planning document contained in
a local development framework.

local development framework
(England and Wales) A portfolio of
local development documents that
together provide a framework for
delivering the spatial planning strategy for an area. Local development frameworks replaced the structure plans, local plans and unitary development plans of the pre-2004 planning system.

**local development scheme** (England and Wales) Sets out a local authority’s programme for preparing local development documents.

**local distinctiveness** The positive features of a place and its communities which contribute to its special character and sense of place.

Lubetkin, Berthold (1901-90) The most talented of the modernist architects working in England in the 1930s, best-known for the penguin pool at London Zoo and the Highpoint One flats in Highgate, London. He prepared plans for the new town of Peterlee. When they were rejected, Lubetkin abandoned architecture and planning, and took up pig farming instead. Towards the end of his life he declared: “There are only four kinds of artistic activity: fine art, music, poetry and ornamental pastry cooking, of which architecture is a minor branch.”

**magazine architecture** Designed primarily to look good in photographs in glossy

**majority minority city** One in which ethnic minorities collectively account for a majority of the population.

**make no little plans** “Make no little plans, they have no magic to stir men’s blood” is often quoted as a saying of the US planner Daniel Burnham, though Joseph Rykwert notes that the remark is now considered apocryphal.

**mallification** The progressive replacement of open, public streets and places by private covered, enclosed spaces.

**Mammon** The false god of worldly riches. The author and journalist Simon Jenkins once described his home city of Birmingham as “a city that sold its soul to Mammon and lost the receipt”. He later conceded that it had recognised its error.

Man on the Clapham omnibus, the An ordinary person. The phrase dates from when “man” was used to refer to people of both sexes. In fact twice as many women as men use public transport.

Manzoni, Herbert (Sir) City engineer of Birmingham from 1935 to 1969. As Birmingham’s engineer and planning officer, he planned the “concrete collar” of the inner ring road that so disastrously carved up the centre of the city in the 1960s. “I’m not interested in small solutions, only big ones,” he said. Colin Ward notes that Manzoni “was not an ignorant technocrat spiralling up the local authority promotion circuit. He was a cultivated and dedicated public servant devoted to his city and using the best wisdom of the period to solve its traffic problems. In retrospect, we could cynically conclude that more fortunate cities had an engineer who was lazy, close to retirement or addicted to golf, as traffic would then have been managed through one-way systems, park-and-ride provision or neglect, and the physical fabric of the city would have remained intact.”

**match funding** The balance of funding required to implement a regeneration project over and above that contributed by a major funder.

**mongoose architecture** A pejorative term for a series of buildings that all face in the same direction (overlooking a river, for example) instead of contributing to a more thoughtful piece of urban design.

**music** Many shops and other semi-public places use music to attract or relax customers, or to repel visitors deemed undesirable. A shopping mall near Sydney, Australia, for example, was reported in 2000 to have found a new role for piped music. “We started playing Bing Crosby’s records through the mall’s PA system as an experiment,” a spokesman said, “and quickly found that teenagers who normally hang around causing trouble couldn’t stand the music or lyrics, and soon moved on. One song in particular, “My Heart is Taking Lessons”, drove them up the wall, and even though most of the shopkeepers hate it too, that’s a small price to pay for improved security.”

**naked street** One without (or with minimal) signs and road markings. Advocates for naked streets argue that they tend to make places safer by encouraging street users to keep a careful eye on other users. This radical idea provoked from the Sun a rare editorial on highway engineering. “Have you ever, in your whole life, heard of anything more stupid?” the Sun asked. “Apparently the idea was conceived in Holland, where everyone is on drugs and drives slowly anyway.”

**natural surveillance** The discouragement to wrong-doing by the presence of passers-by or the ability of people to see out of windows.

**negative space** That which is poorly defined, hardly enclosed, and difficult to make sense of.

**neo-traditional planning** A name used around 1990 for what was later called new urbanism, with which it is now used interchangeably.

**neo-vernacular** A new interpretation of a vernacular style of building.

**net density** The number of people, rooms or housing units on an actual housing area, including local streets but excluding open space, public buildings or other uses.

**net internal floor area** Measured between the internal faces of external walls, and excluding common parts and services.

**net present value** The present value of benefits minus the present value of costs. NPV is used as a measure for assessing the economic viability of road schemes.

**site housing density** A measurement of housing density that includes only those areas that will be developed for housing and directly associated uses.

**never trust air you can’t see** An unknown New Yorker explaining his dislike of the countryside.

**new urbanism** The approach to town planning and urban design advocated by the Congress for the New Urbanism and the Council for European Urbanism, emphasising the physical characteristics that traditionally have made successful neighbourhoods, and the need for smart growth. Elizabeth Moule and Stefanos Polyzoides set out some of the movement’s physical conventions for creating new development on traditional patterns at the scale of the building, block and street: a) Buildings, blocks and streets are interdependent. b) The totality of the street, block and building should be shaped through design, not policy planning. c) Urban design should express the cultural variety inherent in climatic, social, economic and technical difference. d) Urban design should be an integration and collaboration of all architectural, engineering and design disciplines.

**neighbourhood** The physical characteristics that are only four kinds of artistic activity: fine art, music, poetry and ornamental pastry cooking, which architecture is a minor branch.”

**noisy architecture** A pejorative term for buildings that overwhelm their neighbours by their size or design.

**non-conforming use** A land use that does not comply with the current rules, regulations or policies for that site.

**non-recourse finance** Loans on property that are not supported by collateral unrelated to that property.

**opportunity cost** The value of the most valuable alternative use of a building or piece of land.

**orchard bourgeoisie** Relatively
wealthy people whose primary home is in the country, but whose livelihood is mainly urban and who get no closer to agriculture than tending some fruit trees.

parcilitation (also parcellation) Bringing together sites in different ownership for development.

park and ride An arrangement by which people who park at a specified location (or locations) outside a town or city centre are provided with public transport into the centre.

park and sweat A building containing a car park and fitness centre. Driving to a place where one exercises is a characteristically modern activity.

park-once environment Development that makes it convenient to park once and visit a number of nearby locations on foot.

pastiche A composition (in architecture, for example) drawing on parts of other works or elements of various styles. The word is used both with and without pejorative intent.

pedestrian guardrail A fence erected at the edge of a pavement to prevent pedestrians crossing wherever they want. Designed to promote pedestrian safety and to prevent pedestrians from obstructing traffic, they make a major contribution to destroying the informality of shopping streets and to making people on foot subservient to those in vehicles.

pedshed The area within a 10-minute walk band around a train station.

permeable Allowing through movement; capable of being passed through.

planning aid Planners making their services available without charge to individuals or groups involved in the planning process.

postmodern (also post-modern) architecture An approach drawing on a wide range of styles, symbols and imagery intended to appeal to a broad public.

Poundbury A planned extension to the town of Dorchester, Dorset, begun in 1993 following a decision by the local planning authority to expand the town westwards on land owned by the Duchy of Cornwall and controlled by the Prince of Wales in his capacity as Duke of Cornwall. Masterplanned by Léon Krier, Poundbury has been the leading UK example of new urbanism.

profit erosion An agreement between a developer and funder specifying that the developer will take a reduced profit if the development fails to let well enough.

public realm The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to see, use and enjoy, including streets, squares and parks; all land to which everyone has ready, free and legal access 24 hours a day.

quantity surveyor One who measures the amount and costs of materials to be used in a construction project, and who advises on the costs and economics of building.

quarter A distinct district of a city.

Radburn layout A type of housing layout segregating traffic and pedestrians. Cul-de-sac for vehicles serve one side of a line of houses, and footpaths serve the other side. The layout, used widely in the 1950s and ’60s, was often unsuccessful. In many cases Radburn estates have been modified to provide combined vehicle and pedestrian access from one side, and the culs-de-sac have been linked to create connected routes. The name derives from the estate that pioneered it in the 1920s at Radburn, New York.

region An area between the size of a city and a nation.

reserved matters Aspects of a development proposal, not covered by an outline planning permission, that will be the subject of a subsequent detailed planning application.

section 106 agreement An agreement or instrument entered into by a person with an interest in a piece of land, either with the local planning authority or unilaterally, normally before the grant of planning permission. The agreement may restrict the development or use of the land in a specified way; require specific operations or activities to be carried out in, on, under or over the land; require the land to be used in a specified way; or provide for a specific payment to the local authority or other public body to secure benefits to the community. The legal term for such restrictions or requirements is planning obligations. More often they are known by the informal term planning gain.

sequential test Examining a planning proposal to determine if there are preferable alternative sites (brownfield rather than greenfield, closer to the centre of town, or offering better pedestrian or vehicular access, for example) that should be developed first.

sex The writer Angela Carter suggested that “cities have sexes: London is a man, Paris a woman and New York a well-adjusted transsexual.”

sizzle n. Features that supposedly make something easy to sell. Example: “Liverpool is the sizzle that sells the sausage, which is the rest of Merseyside” (from a discussion in 2003 of regional promotional campaigns). The term is used particularly to describe superficial design features on a house that have no purpose other than to help attract a buyer.

slubria Suburban development at the urban fringe oozing out into the countryside beyond.

social capital An area’s social assets, principally intangible like voluntary associations, community networks, social stability and other “feelgood factors”, but also including concrete elements such as the range and quality of housing, schools, hospitals, shops and other facilities.

sustainable Likely to have a positive impact on the social, economic and environmental conditions of people in the future and/or in other places.

Urban Decay A range of cosmetics launched in 2001, apparently aimed at the young and streetwise. The brand logo is in the style of a graffito, hastily applied with an overloaded paintbrush. The eye shadow goes by the name of Oil Slick.

urban fringe The zone where town and countryside meet.

urban grain The pattern of the arrangement and size of buildings and plots in a settlement; and the degree to which an area’s pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

urban grid A network of intersecting streets.

urban heat island An area of warmer temperatures associated with urban development.

urban marker A feature that acts as a landmark in the streetscene.

urban morphology The study of urban form.

urban renaissance The phrase adopted by Tony Blair’s first Labour government for what had previously been called urban regeneration (around 1995–1998), and before that, urban renewal (common until 1995). Promoters of urban change rebranded their activities from time to time to distance themselves from previous calamities. Urban regeneration emerged as the preferred phrase of the private sector, conveying a suggestion of rebirth engendered by market forces. Urban renaissance, in its turn, was heralded by Lord Rogers’ Urban Task Force in 1999. The phrase and its historical overtones hinted at a design-led approach which would inspire an upsurge of creativity a rediscovery of urban life.

urbanist One who studies or seeks to influence the processes of change in human settlements.

vernacular The way in which ordinary (rather than monumental) buildings were (or are) built in a particular place before local styles, techniques and materials were (or have been) superseded by imports.

wow factor A feature or aspect of a building or place that surprises at first sight. A character in Thomas Love Peacock’s satirical 1816 novel Headlong Hall, a landscape gardener of the picturesque school, explains that he aims to give his layouts the character of unexpectedness. His companion asks in reply: “Pray, sir, by what name do you distinguish this character, when a person walks round the grounds for the second time?” The same question can be asked of the wow factor.

x-list To designate a building as detrimental to the appearance and character of a conservation area.

zoning A system of allocating land for different uses and/or densities. Zoning is common throughout the world (but is not used in the UK) as the basis for controlling land use. The aim of zoning is the protection of property rights by excluding uses considered undesirable. In the UK the term zoning is sometimes used in a non-technical (and usually pejorative) sense to refer to plans allocating land for particular uses, but technically UK planning is not a system of zoning.
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