



## Everything to be gained!



How Garden City planning principles can help to unlock the delivery of attractive and sustainable neighbourhoods for the 21<sup>st</sup> century

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Patrick Clarke | Technical Director, URS

# Raymond Unwin

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***“To speak of planning is to speak of Unwin”***

- Walter Elliot, Minister of Health 1938



**Letchworth Garden City**



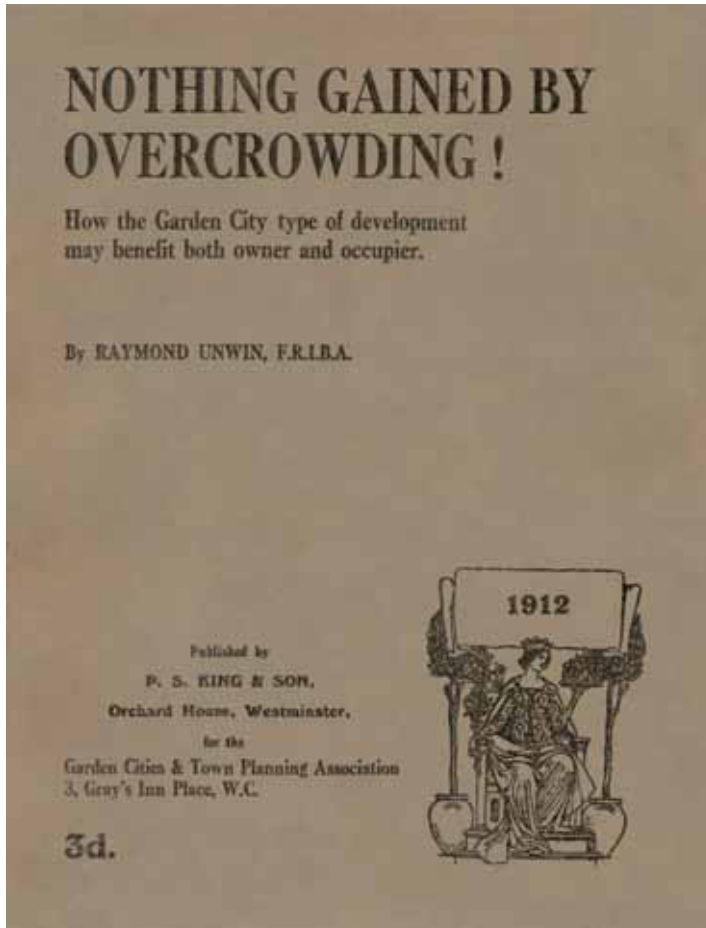
**Hampstead Garden Suburb**



**Brentham Garden Suburb**



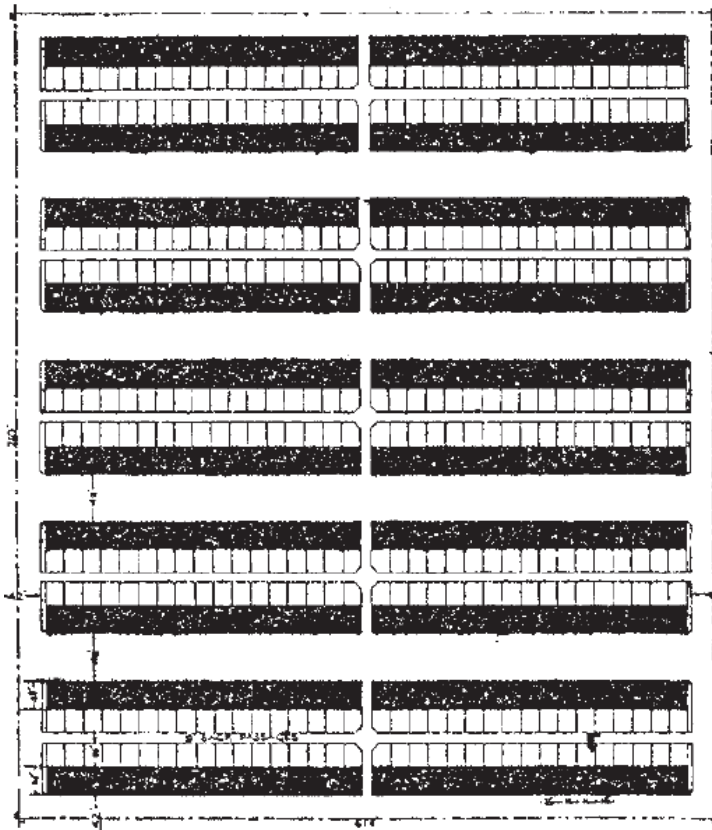
# Nothing Gained by Overcrowding !



***“The overcrowding of buildings upon the land has been so generally practiced, and is so generally assumed to be necessary, that one cannot hope to advance far without first considering carefully whether there is any economic difficulty standing in the way of limiting the number of houses or other buildings to be erected upon a given area of land...”***

Raymond Unwin, 1912

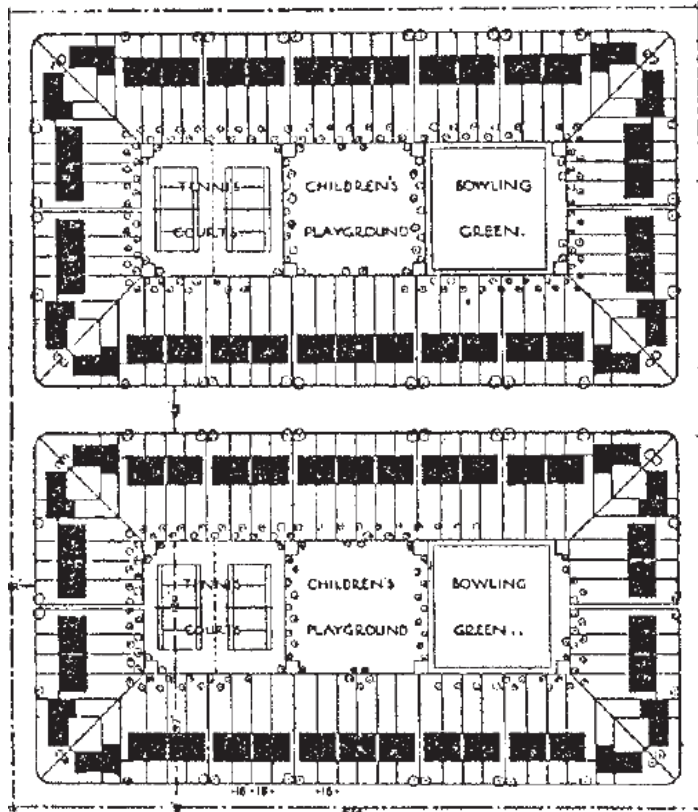
# Scheme 1 - By-law housing



SCHEME I.  
With land at  
£500 per acre.

Number of houses .. .. .	340
Average size of plot. . . . .	83½ sq. yds.
Cost of roads .. .. .	£9,747 10 0
Cost of land .. .. .	£5,000 0 0
Total cost of land and roads per house	£43 7 6
Equivalent ground rent per week ..	8d.
Price of plot per sq. yard .. .. .	10/4½

# Scheme 2 - Garden City Approach



SCHEME II.  
With land at  
£500 per acre.

Number of houses .. .. .	152
Average size of plot. . . . .	261½ sq. yds.
Cost of roads .. .. .	£4,480 10 0
Cost of land . . . . .	£5,000 0 0
Total cost of land and roads-per house	£62 7 5
Equivalent ground rent per week . . . . .	11¼d.
Price of plot per sq. yard .. .. .	4/9½

# Plot size and cost comparison

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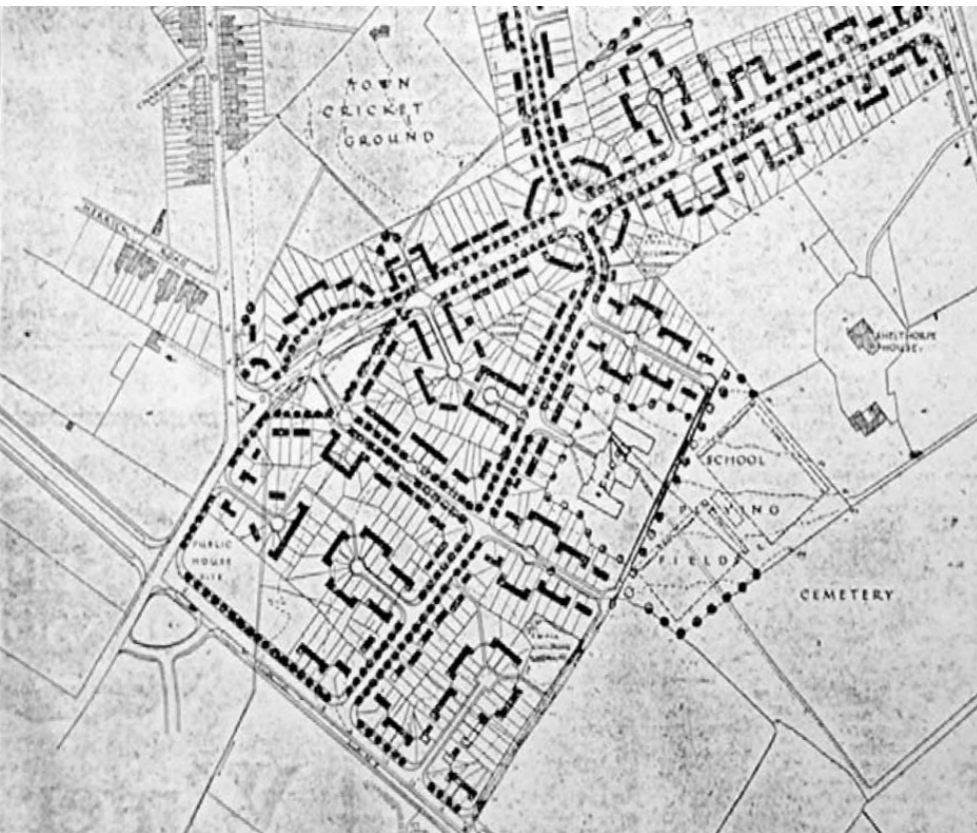
***“Supposing there were two village shops, and one offered to supply 83 common marbles for 8d., and the other one offered 261 marbles of the same size and character for 11 3/4d., can it be supposed that there would be any village boy who would not know which shop to patronise?”***

Raymond Unwin, 1912



# The legacy of Nothing Gained by Overcrowding!

Influencing the layout of c.1.8million homes built in the 1920's & 30's



Spelthorpe Estate Masterplan by Barry Parker 1926



# 1920's 'Homes for Heroes' Programme

Downham Estate, Lewisham. 6,000 homes built 1923-1930





# Postscript

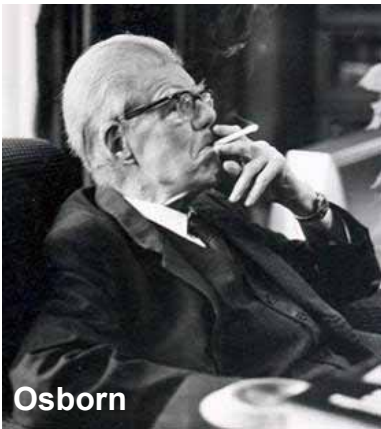
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Parker



**Barry Parker's** response to **Sir Frederic Osborn's** request to prepare a revised version of *Nothing Gained by Overcrowding* (1946):

*Any figures were likely to be “**fictitious, fanciful, undeterminable, unpredictable and enigmatical**”*



Osborn

Quoted by Prof. Mervyn Millar (1992) from the Parker Collection, Letchworth Heritage Museum

# Post war experiments in housing form and layout

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# North Hull Estate - Garden Suburb

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# Orchard Park - high rise

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# Orchard Park - Radburn & medium rise

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# Orchard Park regeneration





# 1980's housing estate



# Distributor roads

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# Front garden parking

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# End of the road

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# Pedestrian movement an after thought

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# Unloved open space

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# Mid 1990's - Renewed interest in Urban Design



**BY JOHN INGRAM**  
**ENVIRONMENT EDITOR**

**THE DAYS** of sprawling standardised executive housing estates are numbered. It was announced yesterday.

Instead, developers will be encouraged to create communities around squares and greens. They will be asked to emulate the densely packed, but popular, Victorian squares and terraces that date from the Georgian and Victorian eras.

Ministers believe this change - coupled with more thoughtful design - will spark an urban renaissance that will save large areas of the countryside from being converted over. They also want residents to be given more input into the

paying through their noses to buy Georgian and Victorian terraces which often have dwelling densities of about 80 or more per hectare. The fact that they have stood the test of time shows that the designers got it right in delivering the sort of houses people actually want and find attractive.

He also criticised estates built all round the country by large housebuilding firms without regard for local designs. He said: "We do not want the same boxes in Devon that you see in Norfolk. They should be appropriate to their location and more sensitive to the environment."

Mr Reynolds said examples of good developments were Prince Charles' Poundbury development outside Dorchester in Dorset and the Mill

## Georgian squares can help save countryside

**HECTOR BREEZE**





# Analysis of housing layout, density & quality

DTLR  
Department for Transport, Local Government and Road Safety

CABE  
Centre for Urban Design and Architecture

Better places to live

a comparative guide to PPUs

**The arrangement of buildings within the block layout**

The arrangement of buildings within the block layout is a key factor in determining the quality of a residential development. It affects the way in which the buildings are used, the way in which they are perceived, and the way in which they contribute to the overall character of the area.

The arrangement of buildings within the block layout can be described in terms of the way in which the buildings are arranged relative to each other and to the surrounding environment. This can be done in a number of ways, including:

- Block layout:** The buildings are arranged in a rectangular block, with the streets forming a grid.
- Linear layout:** The buildings are arranged in a single row, with the streets forming a grid.
- Cluster layout:** The buildings are arranged in a cluster, with the streets forming a grid.
- Staggered layout:** The buildings are arranged in a staggered pattern, with the streets forming a grid.

The arrangement of buildings within the block layout can also be described in terms of the way in which the buildings are arranged relative to the surrounding environment. This can be done in a number of ways, including:

- Open layout:** The buildings are arranged in an open pattern, with the streets forming a grid.
- Enclosed layout:** The buildings are arranged in an enclosed pattern, with the streets forming a grid.
- Open-ended layout:** The buildings are arranged in an open-ended pattern, with the streets forming a grid.
- Enclosed-ended layout:** The buildings are arranged in an enclosed-ended pattern, with the streets forming a grid.

Lewelyn-Davies

Sustainable Residential Quality: new approaches to urban living

Urban Design and Architecture

Urban Design and Architecture

Urban Design and Architecture

**Sustainable Residential Quality**

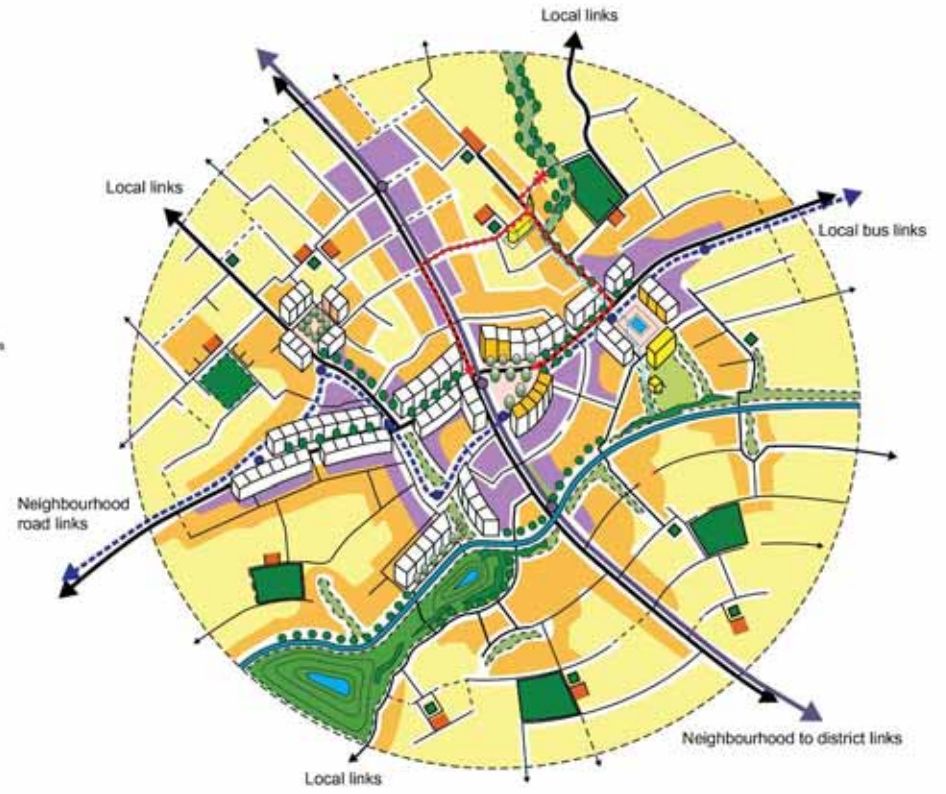
The Sustainable Residential Quality (SRQ) is a new approach to urban living. It is a holistic approach that takes into account the physical, social, and economic aspects of urban living. The SRQ is a new approach to urban living that takes into account the physical, social, and economic aspects of urban living.

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# Zoned & car based

# Mixed use & walkable



- Lower density housing
- Higher density housing
- Mixed use living & working areas
- Example walking route from home to centre



# Exemplar projects - Poundbury



# Newhall





# Woodbrook





# Not matched by everyday practice





# Layouts dominated by car parking...

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*“Rear parking courts had higher levels of vehicle crime and criminal damage than other types of parking and also facilitated offenders’ access to the rear of properties”*

## ...at the expense of gardens

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*“A crucial factor for homebuyers in choosing a house is the provision of outside space, and of gardens in particular. Over three quarters of respondents preferred to have a private garden rather than sharing a communal space with their neighbours”*

*CABE – What homebuyers want (2005)*



# Renewed interest in Garden Cities and Suburbs

## re-imagining garden cities for the 21st century

benefits and lessons in bringing forward  
comprehensively planned new communities



## creating garden cities and suburbs today

policies, practices, partnerships and model approaches -  
a report of the garden cities and suburbs expert group





# A comprehensive planning approach





# Proven in a wide range of contexts

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# Offering the best of town and country



***“...a more harmonious combination of the city and country, dwelling house and garden”***

– Raymond Unwin (1912)



# Places where people want to live

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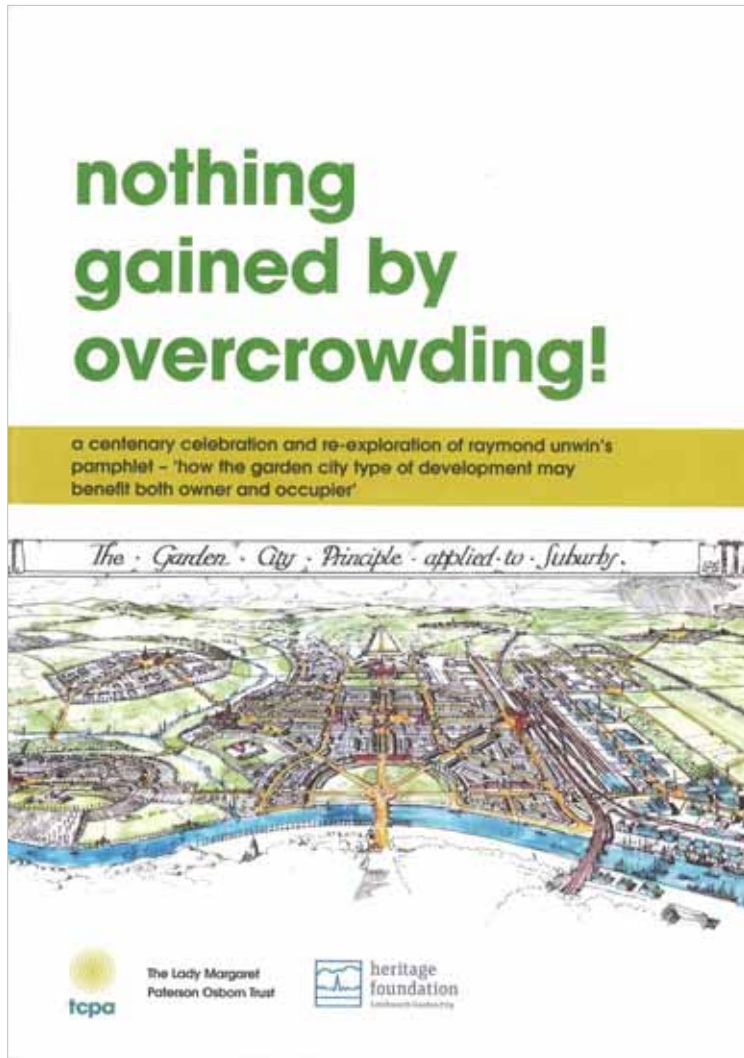


# A landscape structure that matures over time





# Delivering the approach today








***"But first he will have to convince doubters that it is possible to apply town planning concepts developed in the early 20th century to modern Britain's high density populations while overcoming entrenched 'Nimbyism' and high construction costs"***

James Pickford, Financial Times, March 2012

# Typical current practice

4 hectares; 137 homes; 34 dwellings per hectare; 1.5 parking spaces per home

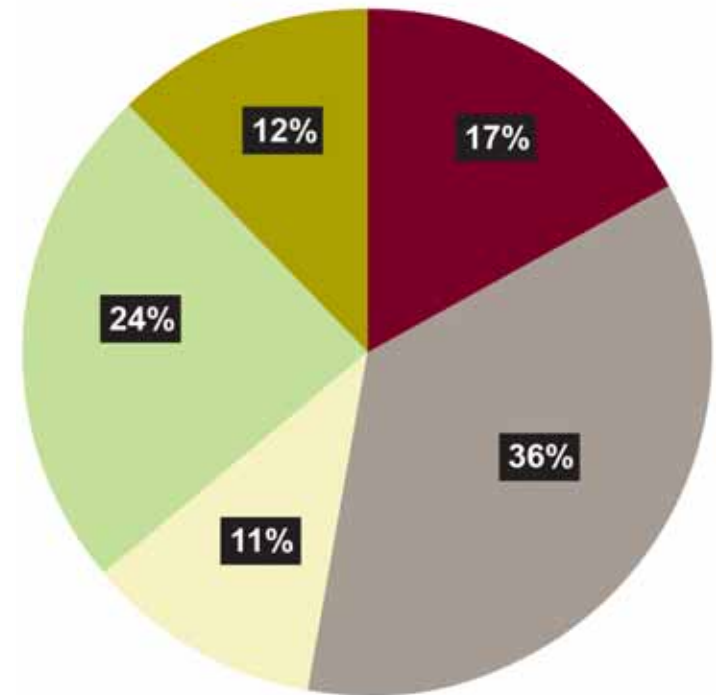


 Dwelling footprint     Gardens     Roads & car parking     Footways     Incidental open space, verges and SUDS



# Typical current practice

4 hectares; 137 homes; 34 dwellings per hectare; 1.5 parking spaces per home



Dwelling footprint

Gardens

Roads & car parking

Footways

Incidental open space, verges and SUDS

# A Garden City approach

4 hectares: 120 homes: 30 dwellings per hectare; 1.3 parking spaces per home



■ Dwelling footprint

■ Gardens

■ Roads & car parking

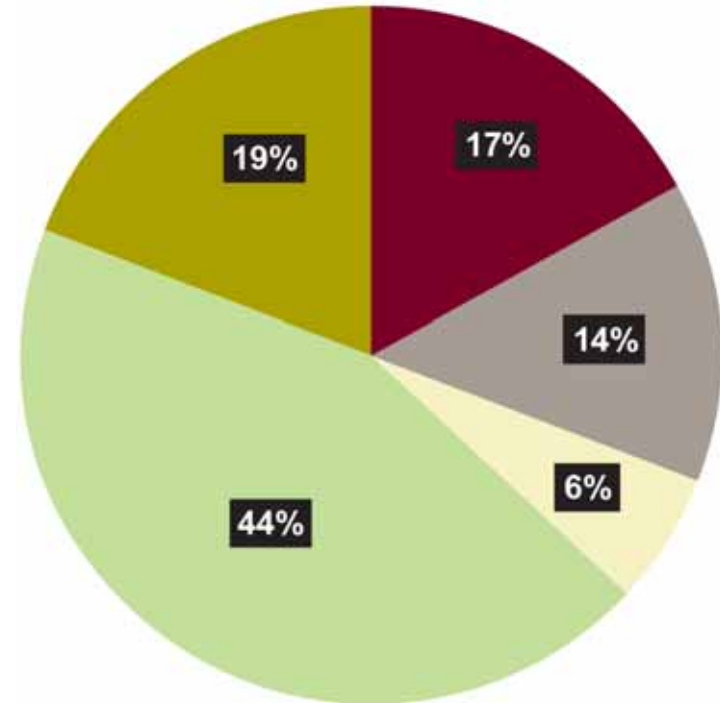
■ Footways

■ Landscape verge & communal open space



# A Garden City approach

4 hectares: 120 homes: 30 dwellings per hectare; 1.3 parking spaces per home



Dwelling footprint

Gardens

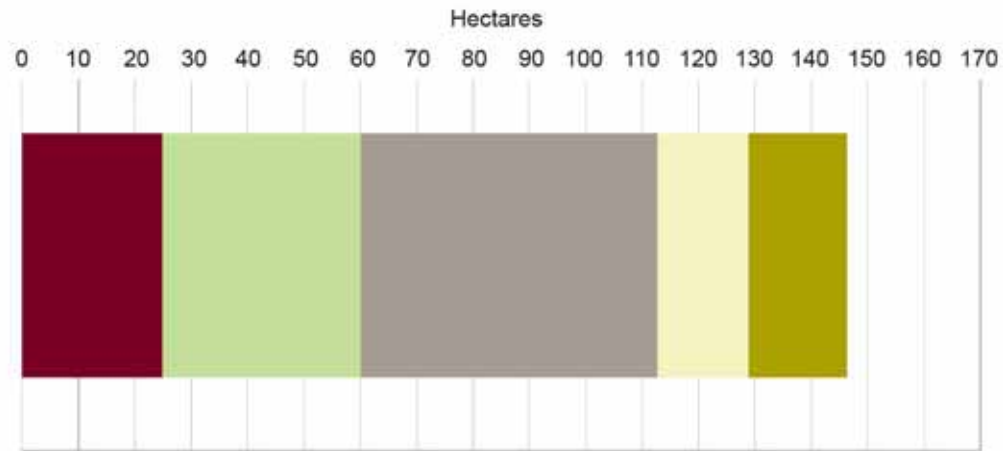
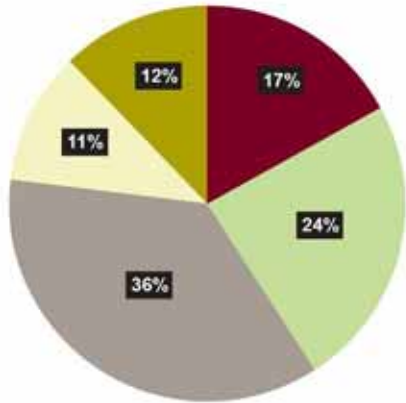
Roads & car parking

Footways

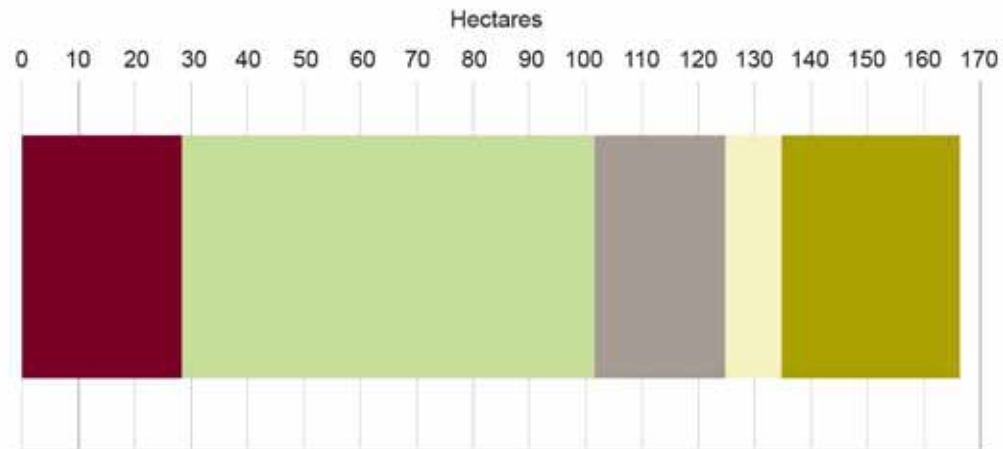
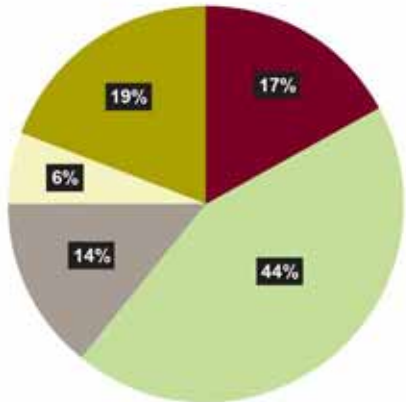
Landscape verge & communal open space

# Comparative land budget for a community of 5,000 homes

## Scheme A



## Scheme B



Dwelling footprint    Gardens    Roads & car parking    Footways    Incidental open space, verges, SUDS / communal open space



# More space for gardens



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Password   
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**From the Potting Shed**

**Be a part of England's newest nature reserve!**

The Big Wildlife Garden can help you turn your garden into an oasis for plants and animals.

Register for free and find out everything you need to know to get birds, butterflies, frogs and toads migrating to your back yard. It doesn't matter if you have a tiny patio, a huge lawn or a school playing field; your garden could become part of England's biggest new wildlife reserve. So register your garden today and get green fingers for wildlife!

[Register my garden](#)  
[Tell me more](#)  
[Working with the Wildlife Gardening Forum](#)

**My Friends**

Make friends

- Make friends with other gardens around the country.
- To make friends click on a garden on the explore map.
- Then click on the link to send a friendship request.

**Results**

1181 - members so far  
451.16 hectares - area of the Garden  
Our Target: 10000 gardens by June 2010

**Latest gardens**

30 Nov 2009, Mill Cottage

**Certificate Holders:**

There are 183 Bronze gardens

**RSPB** a million voices for nature

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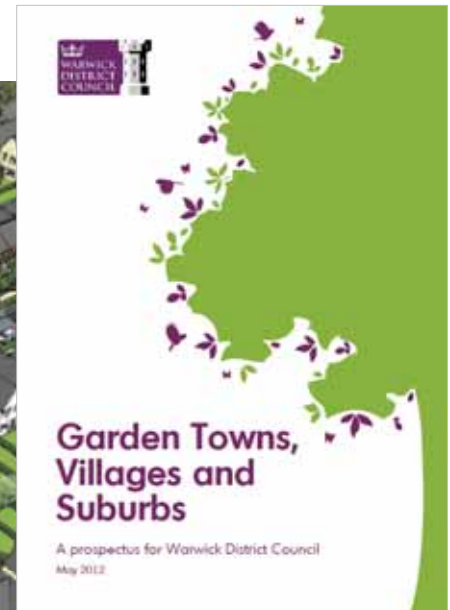
# Attractive tree lined streets

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# Enabling positive engagement with local communities







## Everything to be gained!



How Garden City planning principles can help to unlock the delivery of attractive and sustainable neighbourhoods for the 21<sup>st</sup> century

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Patrick Clarke | Technical Director, URS