

Welcome

Ian Hunter

- Little technical knowledge
- Facilitator rather than expert
- Hopefully some of the group will know a lot more than I do



New Towns

The aim of these talks is

- To put the idea of new towns into a historical context.
 - To outline some general principals concerning new towns
 - To examine and discuss existing new towns
 - To think of the possible impact of planned new towns like Northstowe, Waterbeach and Heathrow Garden City.
 - To stimulate discussion here and elsewhere as to the impact on South Cambridgeshire in general and Cambridge in particular.
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- You may have some other objectives, I will help answer your questions, but I am very much a layman.

Towns and cities usually evolve organically very slowly,
new towns, evolve more rapidly and are planned e.g.

Where do you live?

- Did it evolve or was it planned?
- Imagine yourself in the middle of the town/village is it a mixture of styles?

Leonardo Da Vinci

- Remembered mainly for his paintings and inventions
- However, his ideas of an “Ideal city” seem less remembered.
- 1485, Milan suffered a large number of deaths from the plague.
- Leonardo was commissioned to draw up the redevelopment plans
- He concentrated on the problems of moving goods, people and waste.
- 2 storey arcades (high density) with roads and sewers beneath.
- A series of town gardens (reserved exclusively for the richest citizens).

Late 19 Century London

- i. 1898 London had a population of around 3million Charles booth in his work “Life and labour of the people of London 1897” worked out that a third of the city lived in poverty, life expectancy was very low, poor sanitation, housing and health were commonplace. Working hours were long and pollution of air and water was commonplace.
- ii. London occupied 121 square miles (1898) out of a total of 58,000 square miles for the whole of England.
- iii. Detroit City currently has an area of 139 square miles and a current population of 700,000. (peaked at 2 million in the early 1950’s.
- iv. Heathrow airport covers 7.5 square miles
- v. The city of Cambridge has a population of around 125,000 and covers an area of 72 square miles.

Ebenezer Howard

George Bernard Shaw was a friend who said

George Orwell

Described Letchworth as - a colony of vegetarians and sex maniacs

Pictured below

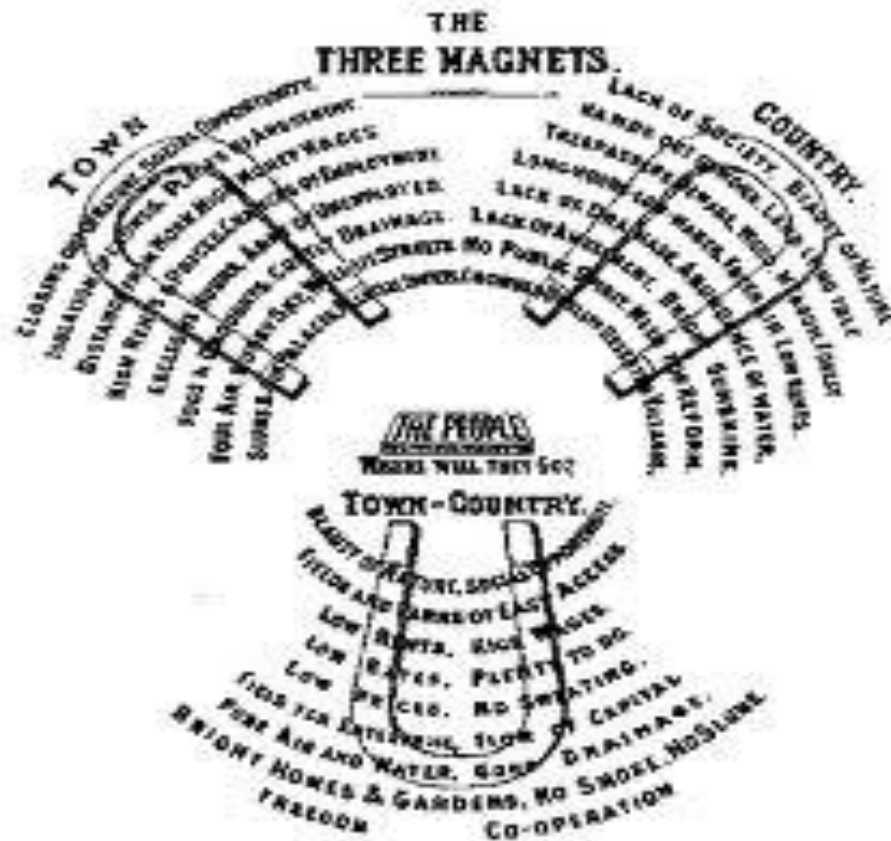
In later life



With Unwin and Parker,
Garden City architects



Combining the best aspects of town and country.



Ebenezer Howard

wrote

- Garden Cities of Tomorrow (1902 -2nd edition)
- Originally published in 1898 as

“Tomorrow - a peaceful path to social reform”

Other developments preceded his book

1. *New Lanark*, a model industrial mill and village built by Robert Owen starting in 1798
2. *Saltaire* – near Bradford, built by Mill owner Sir Titus Salt, started 1851.
3. *Bedford Park London*, designed by Norman Shaw started in 1875.
4. Industrial villages like *Bourneville* and *Port Sunlight*, were built by paternalistic employers for their workforces.

Key points in Howard's book

1. Living in towns or the countryside, had their different strengths and weaknesses.
2. Garden cities would include the best of both locations , without the disadvantages of either.
3. Concept of “land value capture”. (Rate/Rent concept) Community owned land, leasehold.
4. He envisaged a wide central boulevard, central park and a crystal palace for shopping and commerce. Garden city residents would be self-sufficient (allotments etc)
5. Churches and schools in the centre.
6. 6 wards, giving a total population of 32,000 in a self-sufficient community.
7. High quality housing for all income levels built to a high architectural standard (Arts and Crafts). big gardens , indoor toilets.
8. Part of a network of roughly 6 garden cities surrounding a central garden city.
9. The central garden city would have a population of about 58,000.
10. Industry would be in a separate segment of each city (down-wind).
11. Everything would be accessible on foot or cycle, with rapid (train) transport between each settlement, with only agriculture in between.

Letchworth Garden City started in 1904

1. The Garden City Pioneer company was formed in 1902.
2. It was a private venture with shareholders, a total of £20,000 capital bond issue with a guaranteed return of 5%.
3. After a contest, the arts and crafts architects Parker and Unwin were appointed to draw up the master plan. (they had planned the settlement of New Earswick, near York, just prior to this.
4. First Garden City Ltd founded in 1903, a year before building commenced.
5. To try to find a solution for housing the poor, a “Cheap Cottages Exhibition” was launched (the houses are still there in Nevells Road Letchworth.
6. In 1907 this was followed by an “Urban Cottages Exhibition”

Welwyn Garden City

“A town designed for healthy living and industry of a size that makes possible a full measure of social life but not larger, surrounded by a rural belt; the whole of the land being in public ownership, or held in trust for the community”[[] - E Howard.

- Started in 1920 built as a private initiative by Sir Ebenezer Howard.
- Built very much on the principles outlined in Howard’s work “Tomorrow”
- High quality housing “ walk to work”, or into the countryside, land value capture.
- Self-sufficient community.
- Originally- one shop called “The Welwyn Stores”, a monopoly .
- Industry was located away from housing e.g. Nabisco Foods (Welgar-shredded wheat).
- 2011 population 43,252

Wythenshawe near Manchester

- Started after WW1
- Garden city principles (Unwin as the main Architect)
- Slow to develop now very much bigger than Letchworth.
- Seems to have been used for Manchester overspill and slum clearance.
- Parts of the town are amongst the most deprived communities in NW England
- Many social problems, high unemployment, drugs, low educational attainment etc.
- Poor transport links to Manchester and other towns, dissected by motorway.

Milton Keynes

- Started in the 1960s
- Post war the emphasis had been on “overspill developments from larger cities.
- Location Mid-point London-Birmingham and Oxford – Cambridge.
- “Modernist” architecture and ideas.
- Garden city ideas were less in evidence
- Grid road system (horizontal and vertical) with roundabouts.
- Separation of cars, cyclists and pedestrians, the car seems to be the main form of transport (contrast garden cities ideal).
- Linear parks are a novel feature.
- Population as at 2011, **229,980**, 78% white.
- Economically successful, higher than average per capita income, youthful age profile
- Twin town, Almere in the Netherlands.

High density housing near to the centre of MK



Central Milton Keynes



Dublin – high density (Neo Georgian?)



Dublin - Social housing.

High density and high levels of defensible space



High density and defensible space



Dublin – Modernist

– high density and high levels of defensible space?



S Cambridgeshire - fairly high density- defensible space?



Longstanton



Longstanton



Longstanton



High density – low defensible space



A road junction, How suitable for a blind pedestrian?



?



No front gardens, little distinction between the road and the footpath.



Dublin private sector block of flats – very high density and very high defensible space. All cars are in a gated car park, underneath the flats, which extends into a central courtyard, cars below, gardens above.



Seaside development Florida panhandle



Seaside, Florida USA

- This is the creation of the Davis family (Department store owners) who originally bought the land, on Florida's panhandle in 1948.
(80 acres, as a summer retreat)
- Robert Davis, the grandson on of the original purchaser, wanted to develop Seaside, not only to create an old-fashioned beach town, but to create a social atmosphere that people enjoyed being in, built to reflect his own Ideas.
 - Robert Davis hired the American Architect Leon Kier, who was part of a US school of architecture known as "New Urbanism".
 - Leon Kier was heavily involved with the development of Poundbury, in Dorset. which was Prince Charles's project.

Poundbury near Dorchester from the air

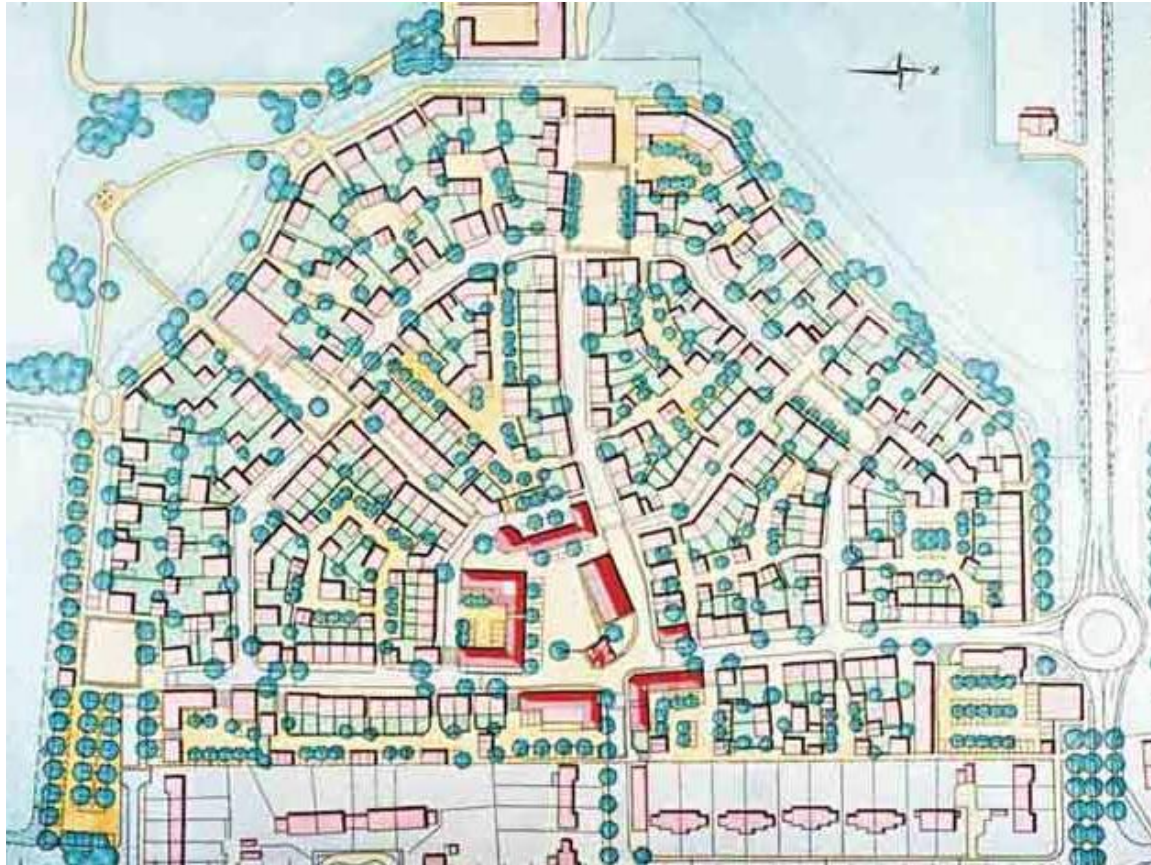


Developed by Prince Charles. High density, a mixture of styles and types of tenure. Commercial and residential areas not segregated.

Main features of Poundbury

1. The Duchy of Cornwall owned the land.
2. All the shops, places of work and the countryside are accessible on foot or bike.
3. The development of housing is high density- Like “Seaside” in Florida.
4. Gardens are much smaller than Letchworth or Welwyn Garden City.
5. There is a mixture of architectural styles from a variety ages (similar to older English towns or villages (e.g. Dorchester).
6. Domestic and commercial premises are not separated from one another. (contrast with LGC and WGC)
7. Social housing is “peppered” into the development so that it is indistinguishable from owner occupied housing , of a similar type.
8. Houses of differing types and sizes are intermingled.
9. The majority of inhabitants are very pleased with the town.
10. Some criticism that some residents made was that there were blind alley ways, and that lack of front gardens or other “defensible space” issues

Part of Poundbury



You may have been on holiday in Dorset or seen this Dorset village was used for a Hovis TV advert)



Poundbury street scene



High density and questionable
defensible space

?

This photograph is a copy of a famous French impressionist painting.
Many of the houses in Poundbury are copies of earlier English, and
other European styles



Pastiche

Poundbury Gothic?



Poundbury Greco - Roman



Poundbury – Medieval



Poundbury Victorian



Poundbury – The Mediterranean meets Georgian?



Poundbury

– a mixture of pastiches?



Heathrow Airport, West London



Heathrow Garden City

7 years to plan, 7 years to build



A new shopping centre, a commercial centre where terminal 3 sits currently. A Technological University where terminal 5 now stands, four suburbs and 6 villages. Assumes Heathrow will move (to “Boris” Island)

Chapelton of Elsick near Aberdeen

1. The first phase will be 4,000 homes –started (a year ahead of Northstowe). 7 years ago.
2. The master plan is for 9,000 new homes.
3. Bounded by the main east coast railway.
4. The town will have a high-grade bus service within it's boundaries.

Chapletown in Elswick master plan



Chapletown in Elswick

Artist's impression of planned housing

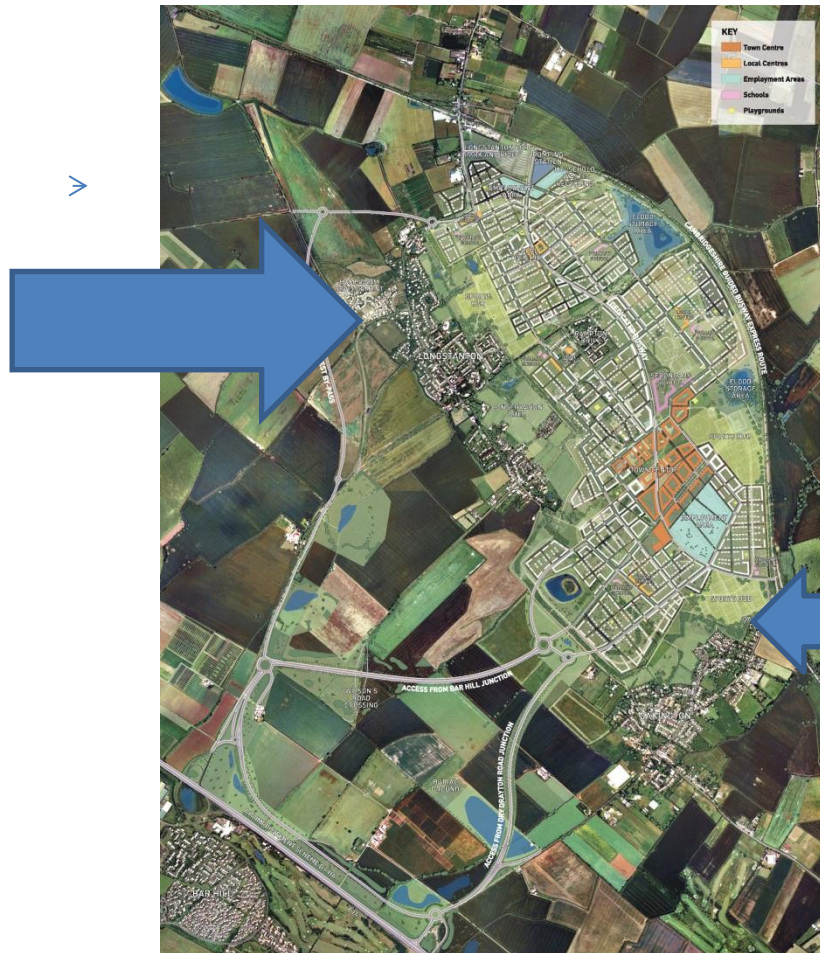


Northstowe near Cambridge



Northstowe Masterplan

Longstanton



Oakington

The Town and Country Planning Association

- The Town and Country Planning Association (TCPA) is an independent charity working to improve the art and science of town and country planning. The TCPA puts social justice and the environment at the heart of policy debate and inspires government, industry and campaigners to take a fresh perspective on major issues, including planning policy, housing, regeneration and climate change.
- Their objectives are to:
 - 1. Secure a decent, well -designed home for everyone, in a human-scale environment combining the best features of town and country;
 - 2. Empower people and communities to influence decisions that affect them; and
 - 3. Improve the planning system in accordance with the principles of sustainable development.