

Dorchester 2050: reflecting on garden city approaches to making ‘new towns’ today

December 2019

Associate Professor Susan Parham

Head of Urbanism and Planning

University of Hertfordshire

PLEASE DO NOT CIRCULATE SLIDES-STUDY PURPOSES ONLY

In tonight's presentation

- Historic provision of model 'ideal' settlements
- The antecedents and emergence of Garden Cities
- The development of and disenchantment with New Towns
- A new round of garden cities, garden towns and garden villages?
- Some ideas from Hertfordshire and elsewhere
- Urbanism successes like Poundbury
- How might that be reflected in Dorchester 2050?

Part One: Model settlements – ideal communities

Antecedents of Garden Cities go a long way back

Pre-industrial revolution - idea that housing should be provided by employers a feature of the agricultural revolution – villages like Sledmere in Yorkshire

Industrial owners in Victorian era provided housing in part to style selves in image of aristocratic estates

Fitted in with their political and religious views (some were Quakers or non-conformists) (Source: A Congreve)

New Lanark, Scotland, founded 1786



New Lanark, Scotland

New Lanark developed by pioneering philanthropist Robert Owen

Modern ideas about housing combined with other socially progressive ideas

Founded in 1786 but most progressive activity in early 1800s >

- An Infant School,
- A crèche for working mothers
- Free medical care
- Adult evening classes including patenting classes
- Leisure and recreation were not forgotten; there were concerts, dancing, music-making
- pleasant landscaped areas for the benefit of the community

No longer a mill but built form now protected as a World Heritage Site

Living, working community with 45 houses for social rent and 20 owner occupied
(Source: A Congreve)



TRAVEL
LMS

Spend a day at

PORT SUNLIGHT

GARDEN VILLAGE & MODEL WORKS

TRAVEL
LMS

CHEAP RETURN TICKETS FOR PARTIES OF EIGHT OR MORE

PARTICULARS AT THE BOOKING OFFICE

Port Sunlight on the Wirral

- Developed by soap magnate – W.H Lever (Lever company near Liverpool)
- Lever: " the life of the people, in all town planning, must be the first consideration" and that this should be achieved without the sacrifice of what he called " beauty and inspiring vistas."
- Began developing new settlement in 1888
- One year later the factory was complete and 28 cottages built
- By 1892, 278 cottages completed, by 1909 700 houses completed
- Other provisions included a school, an adult education institute, a workers canteen, and library
- Housing was also affordable – representing 1/5 of weekly wages
- Every home had 'modern' facilities including their own bathroom
- Influence on US suburban developments – open plan turfed front gardens – to stop residents turning them into chicken runs
- Lever was also an active political figure – supporting women's' campaign for the vote + gave money for the first chair in town planning at Liverpool University

(Source: A Congreve)

Port Sunlight

- Original styles were – old English
- Later included Dutch style, 'Flemish' houses and even two that were copies of Shakespeare's cottage in Stratford
- Streets laid out in wide, continental style and planted with trees
- Showed it was possible to build workers' houses quickly and without high costs
- But no private gardens – only small yards, houses grouped around communal green spaces and allotments
- Quite low density – only 5-8 dwellings per acre
- Buildings damaged in WWII – as soap

(Source: A Congreve)






Michael Reilly

The **B**OURNVILLE **V**ILLAGE **T**RUST

A black and white photograph of a row of three-story houses with gabled roofs and arched doorways, identified as the 'Bungalow' type. The houses have light-colored siding and dark trim around the windows and doors. A small tree and a street lamp are in the foreground.



Part Two: Emergence of Garden Cities

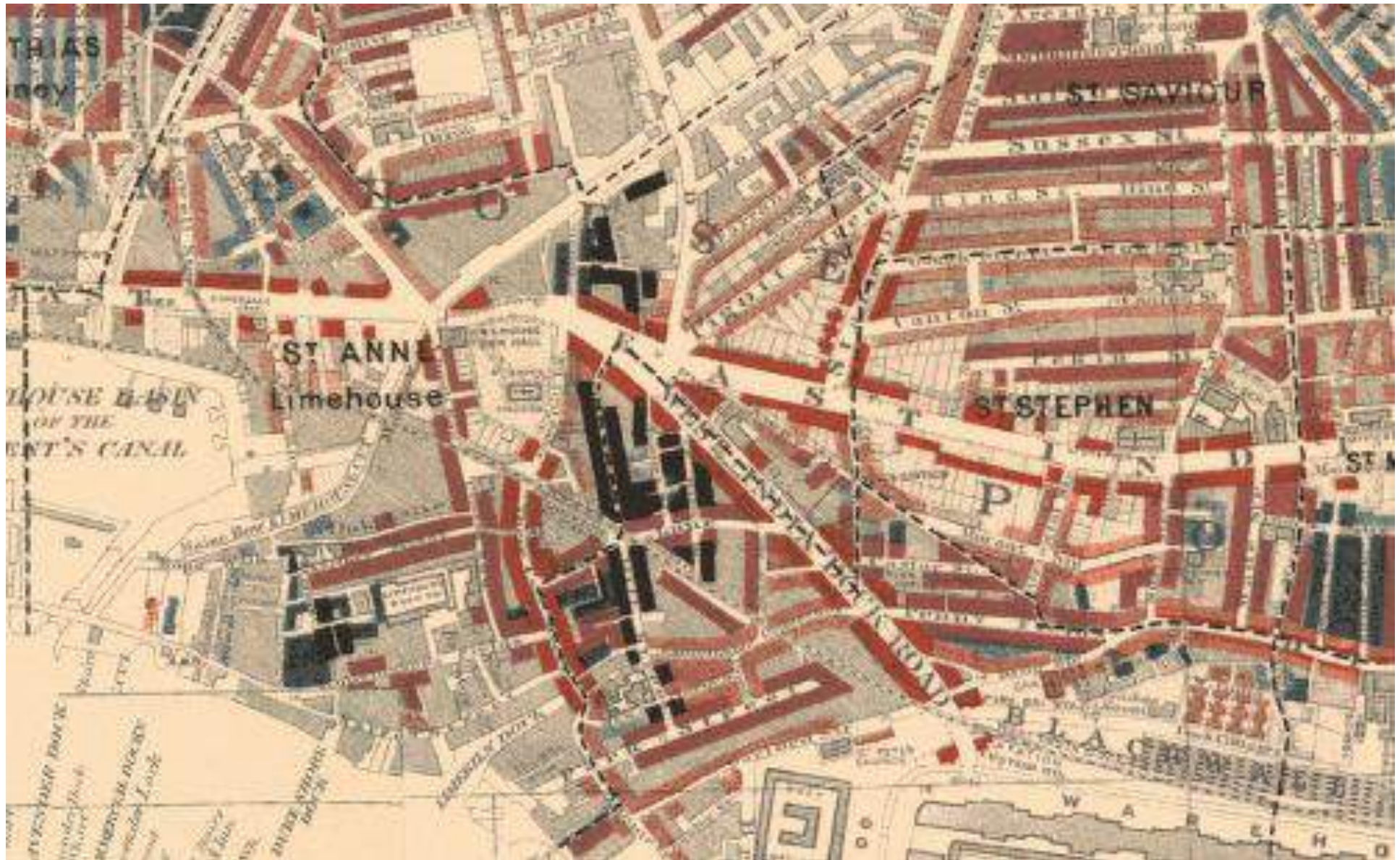


19th century cities judged as a problem (this is image of Manchester)
Various attempts to create 'villages of vision' (Darley, 1975)
These didn't start with Ebenezer Howard's Garden City

Abysmal conditions for the poor...



Charles Booth's mid C19th maps of London's social conditions laid this bare

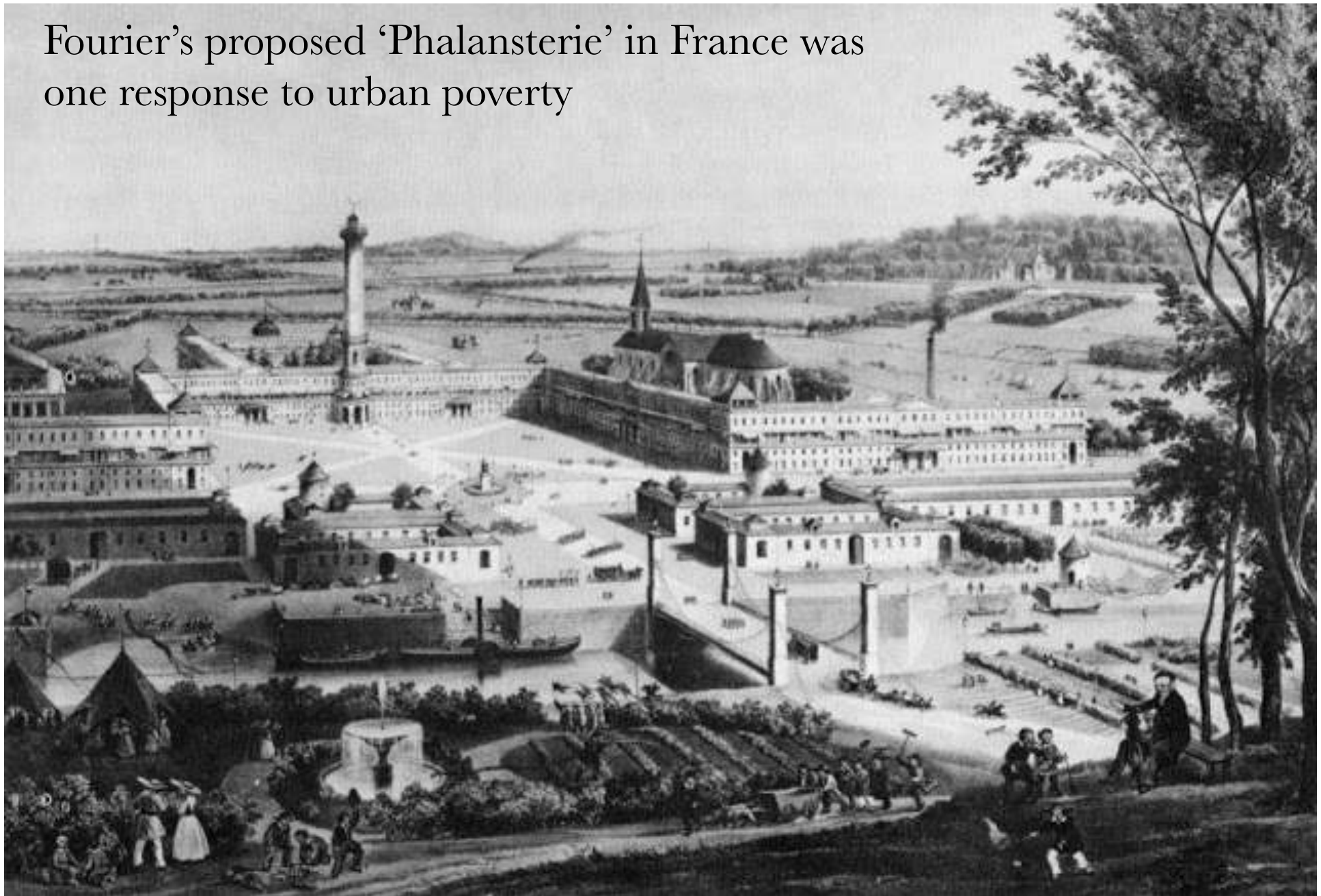


Utopian influences on garden city ideas

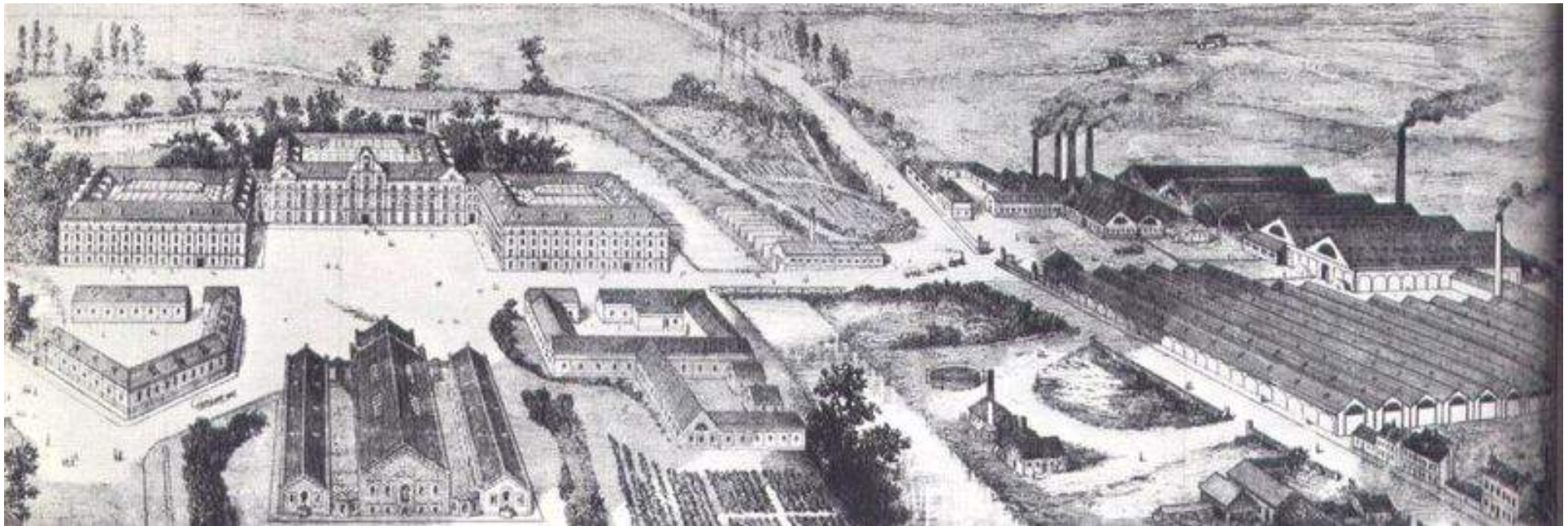
In the 19th and early 20th centuries developed particularly rich history of utopian relationships to garden cities – within a strongly radical political economy:

- Robert Owen at New Lanark (noted above), and the ‘Owenites’ and other utopian communities in the USA
- Charles Fourier’s Phalanstere/gastrosophy - and the Fourierists/Associationists in the USA
- Jean-Baptiste André Godin (1817 –1888) Familistère at Guise
- The socialising design and planning settlement ideas of the ‘material feminists’ including Charlotte Perkins Gilman
- The development of garden cities along lines proposed by Ebenezer Howard

Fourier's proposed 'Phalansterie' in France was one response to urban poverty



Influenced by Fourier, Jean-Baptiste André Godin developed his 'Familistère' at Guise in Picardy - widely influential as practical example of 'industrial utopianism' with collective work, living and socialised food aspects (included collective kitchens and community dining rooms)



Fourier inspired about 30 phalanxes in USA over 19th century

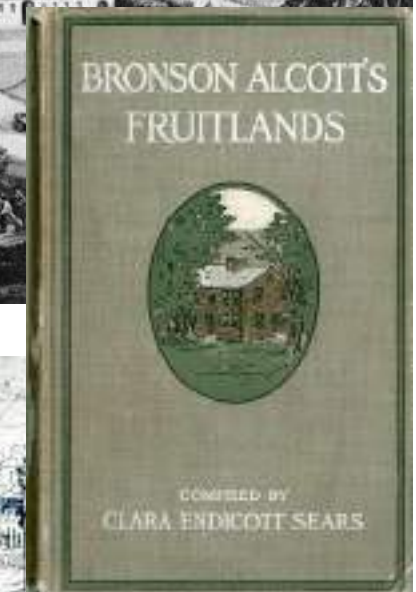
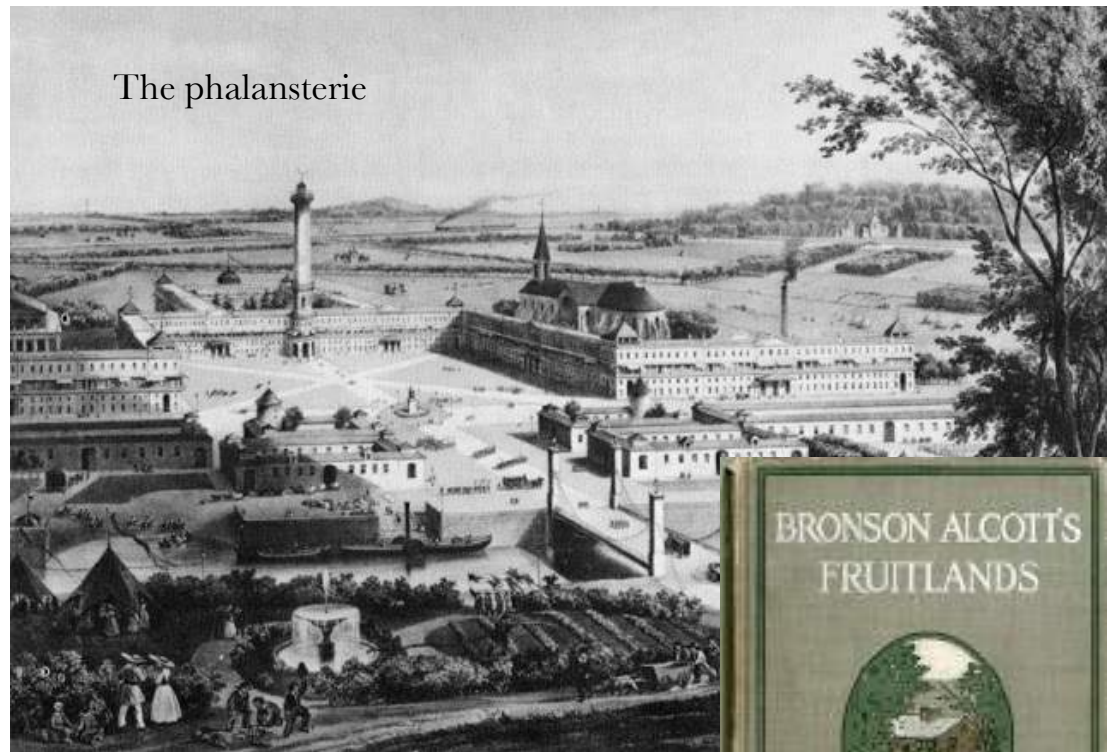
Fourierists such as Albert Brisbane, and Owen at New Harmony in Indiana (from 1825) tried put his ideas into practice

Utopian Associationists settlements in USA including Bronson Alcott's (Louisa May Alcott's father) communal but ascetic 'Fruitlands' in which food prohibitions featured heavily

Communal kitchens and dining rooms were often a feature as was a focus on rural production of own food

New Moral World, successor to New Harmony

The phalansterie



Oneida Perfectionists (founded by John Humphrey Noyes, 1848 in Oneida, New York) practiced 'communalism' and something they called 'complex marriage' - and created a Mansion house included communal dining and kitchen space

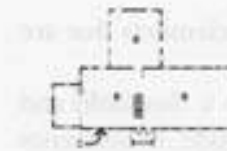


Fig. 6.1. First-floor plan of the Mansion House after 1878.

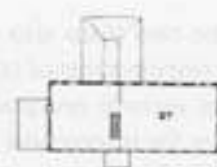


Fig. 6.2. Second-floor plan of the Mansion House after 1878.

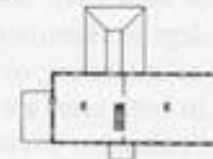


Fig. 6.3. Third-floor plan of the Mansion House after 1878.

Amana Inspirationists communities in Iowa from around 1856 drawn from Swiss German immigrants – and similar Hutterian communities also emerged – again with focus on farming, communal arrangements – in each Amana community 8-10 Amana women worked in ‘Kuchenbas’ – kitchen houses which became social hubs



Dealing with domestic labour central to the vision:

- entire settlements: urban, suburban and rural
- 'kitchenless' apartments and cottages
- communal/public kitchens and dining rooms
- distribution of ready meals
- use of labour saving devices developed for industrial and commercial settings

Included polemics like Melusina Fay Pierce's (top right) and schemes like Howland's Topolobampo (right)

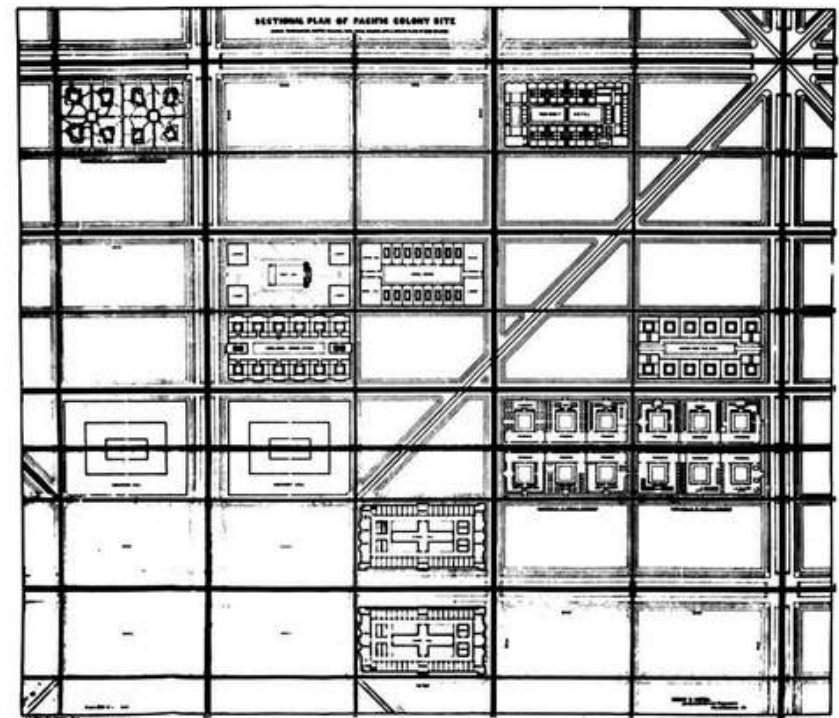
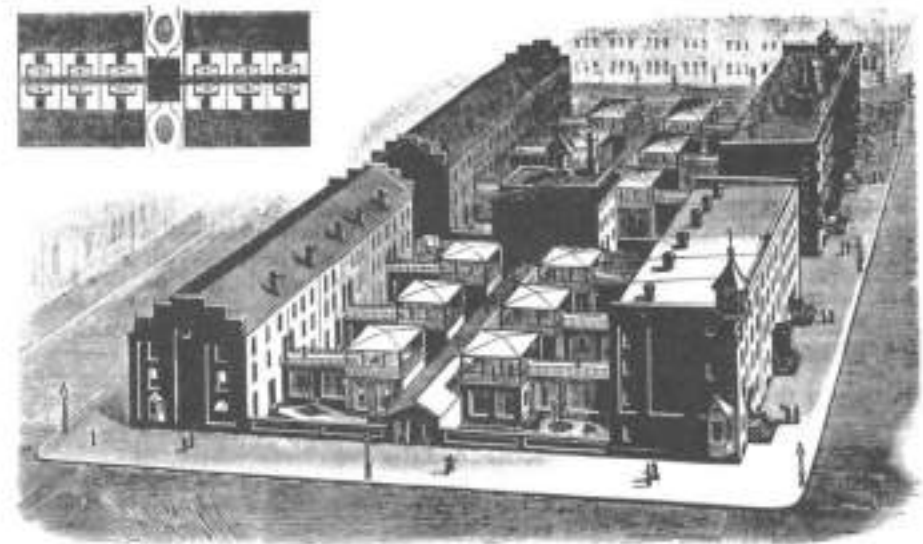


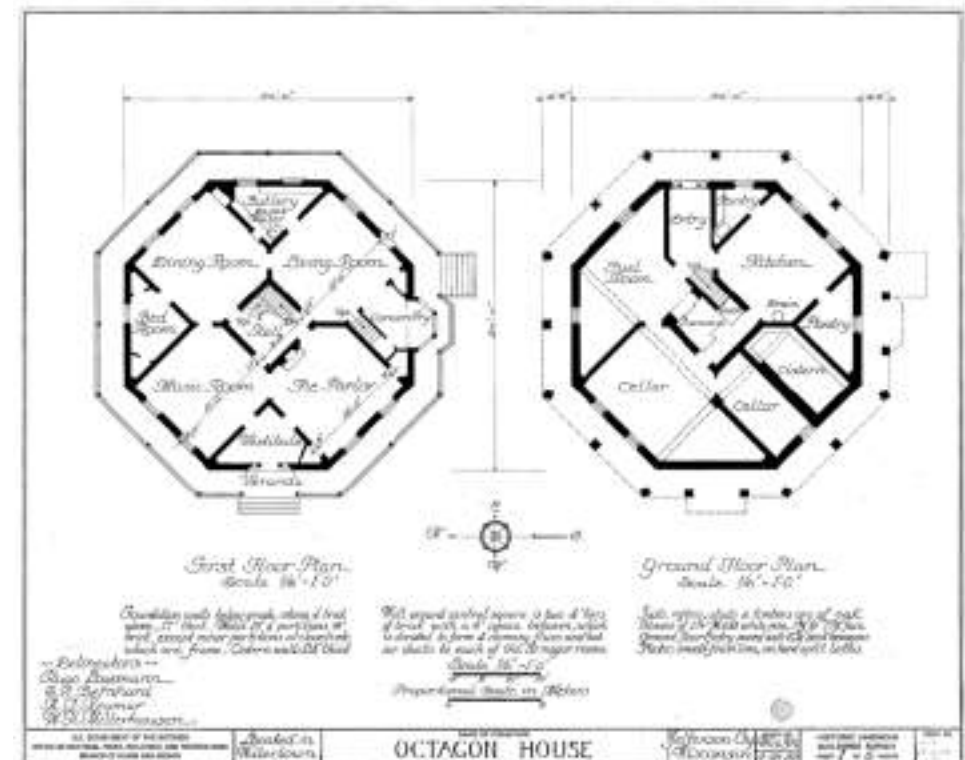
FIG. 2.—Marie Howland, Albert Kimsey Owen, and John Deery, partial site plan, Pacific Colony, Topolobampo, Mexico, 1885, with residential hotels, row houses, free-standing houses, and various cooperative facilities.

These various strands of utopian thinking were influential on designing some actual places:

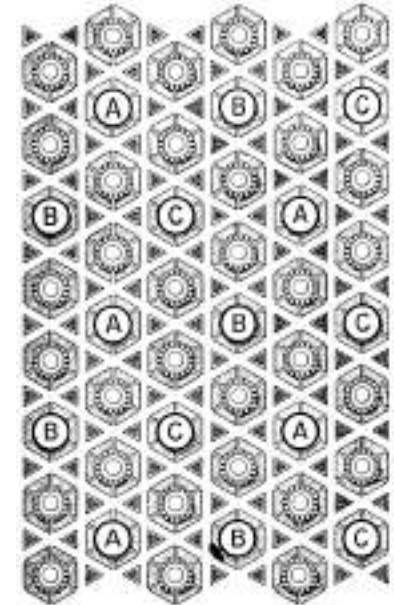
Leonard Ladd's 1890 improved dwelling houses in Philadelphia with centralised kitchen and laundry (above)



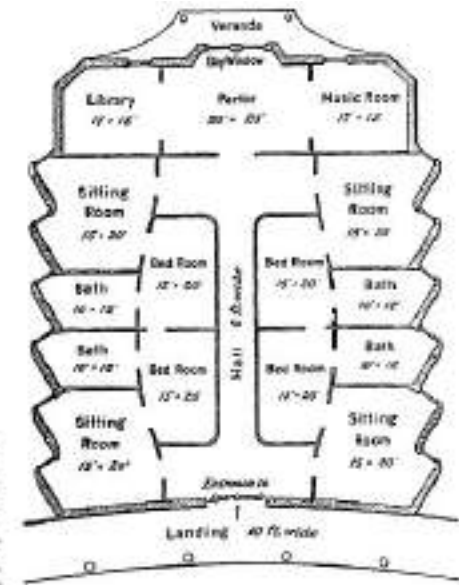
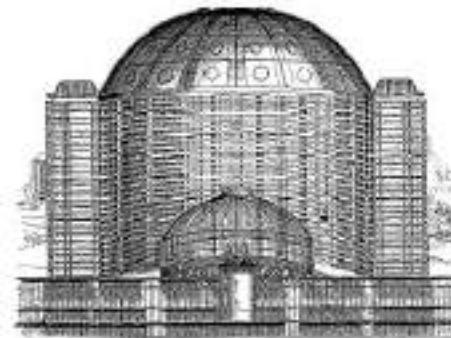
But some schemes foundered: Orson Squire Fowler (phrenologist, amateur architect, and head of a publishing empire) designed Octagon Houses which proposed by Henry Chubb as basis for a utopian Octagon City for vegetarian living in 1856 Kansas – unfortunately could not recruit enough vegetarians and had to allow meat eaters



King Camp Gillette's Metropolis of 1894 was proposed to be built on Niagara Falls (to make use of hydropower) based on the utopian ideas of his book 'The Human Drift' – the town plan showed co-operative buildings – those marked C where food stored and prepared



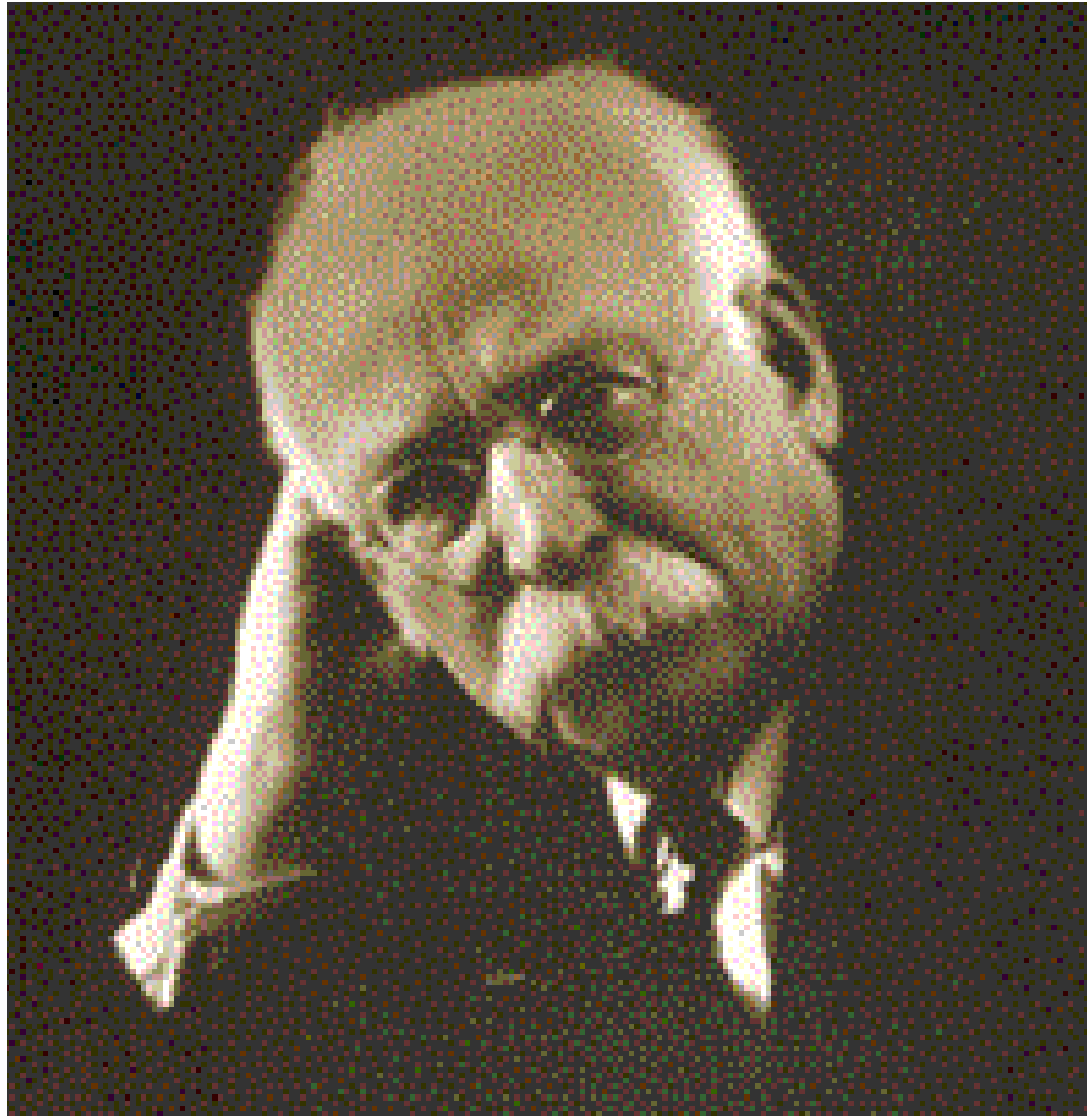
Gillette's "Metropolis," 1894:
Cross-section & typical floor plan



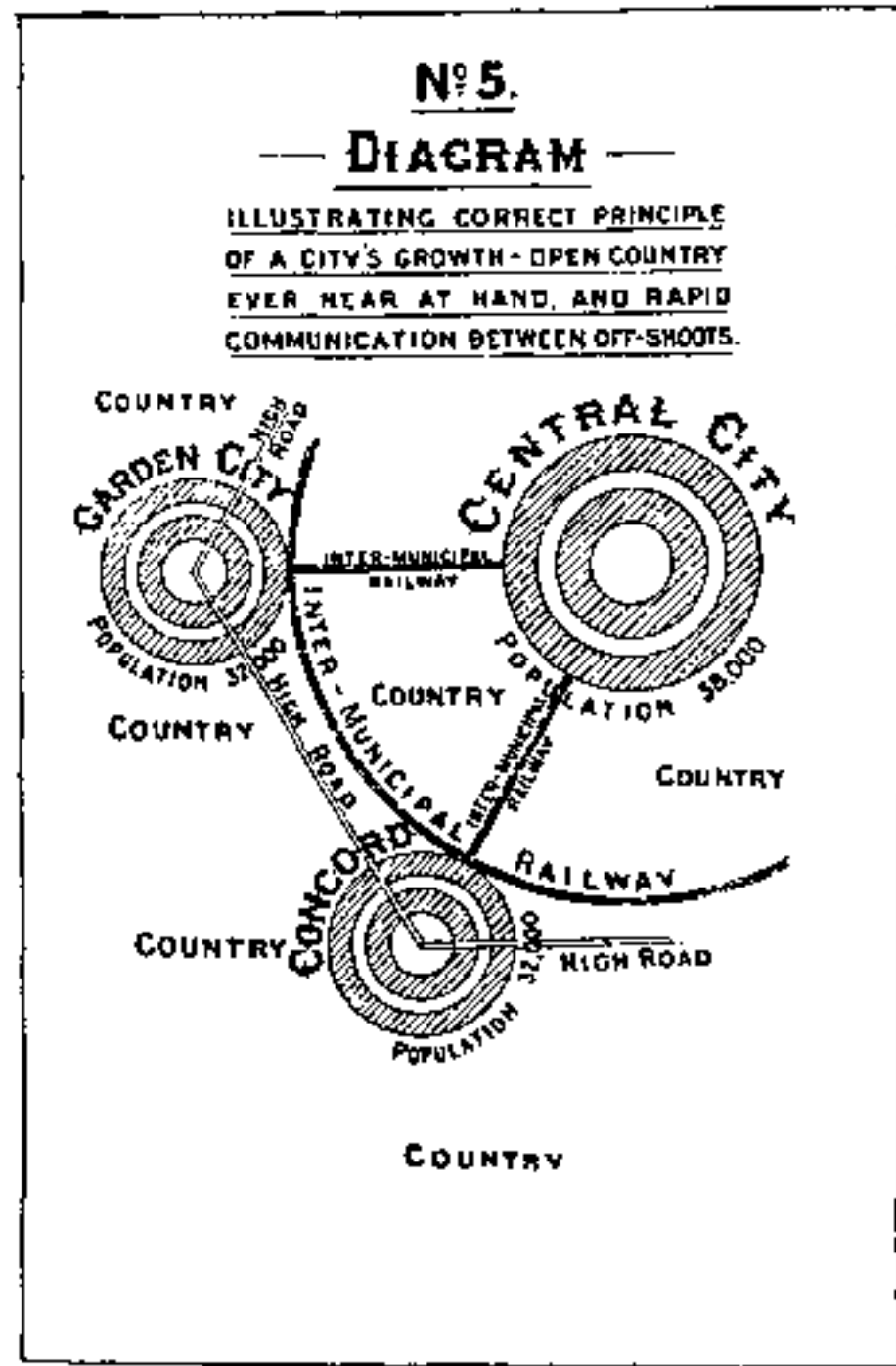
Brings us back to the UK:

Ebenezer Howard was aware of these strands

Also influenced by radical land economics (Alfred Marshall and others)
He proposed Garden Cities (1898) that achieved a workable synthesis between the visionary and the practical

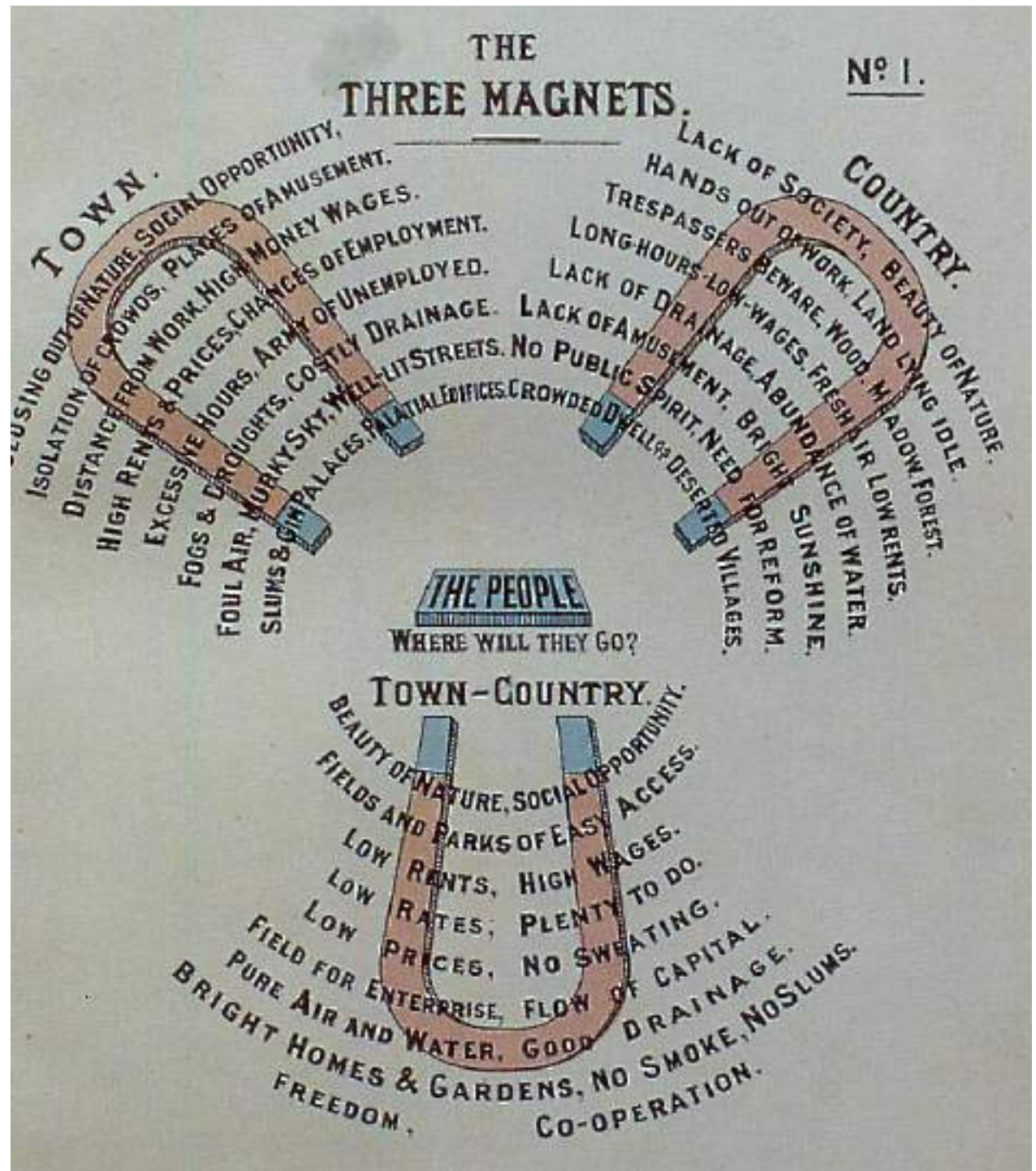


In the UK, Garden City ideas proposed and developed by Ebenezer Howard and his followers had range of economic and spatial expressions of these utopian roots – yet in Howard's terms highly practical

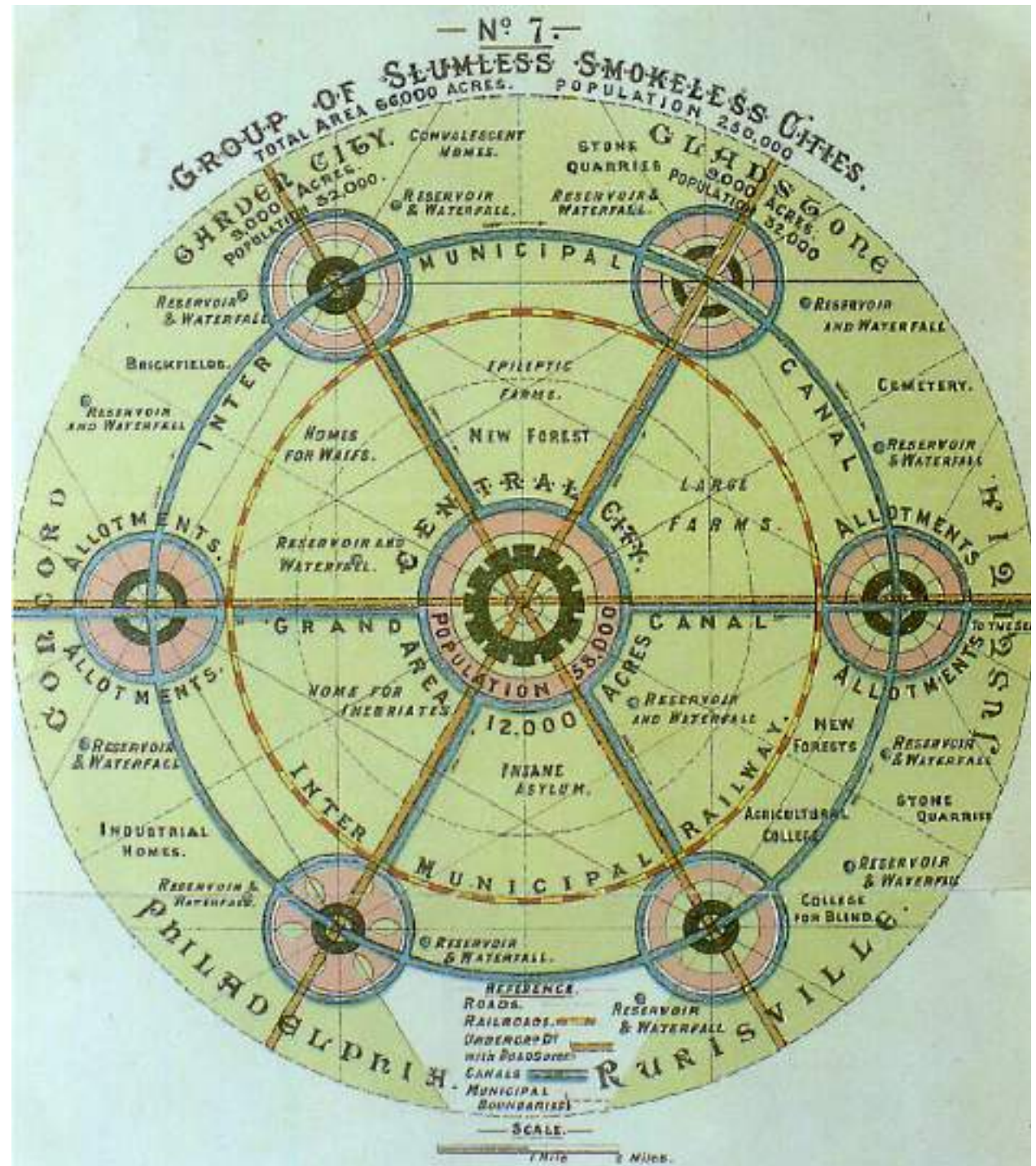


Garden Cities would be based on “three magnets’ of town, country and town-country, in which all the advantages of the most energetic town life, with all the beauty and delight of the country, may be secured in perfect combination”

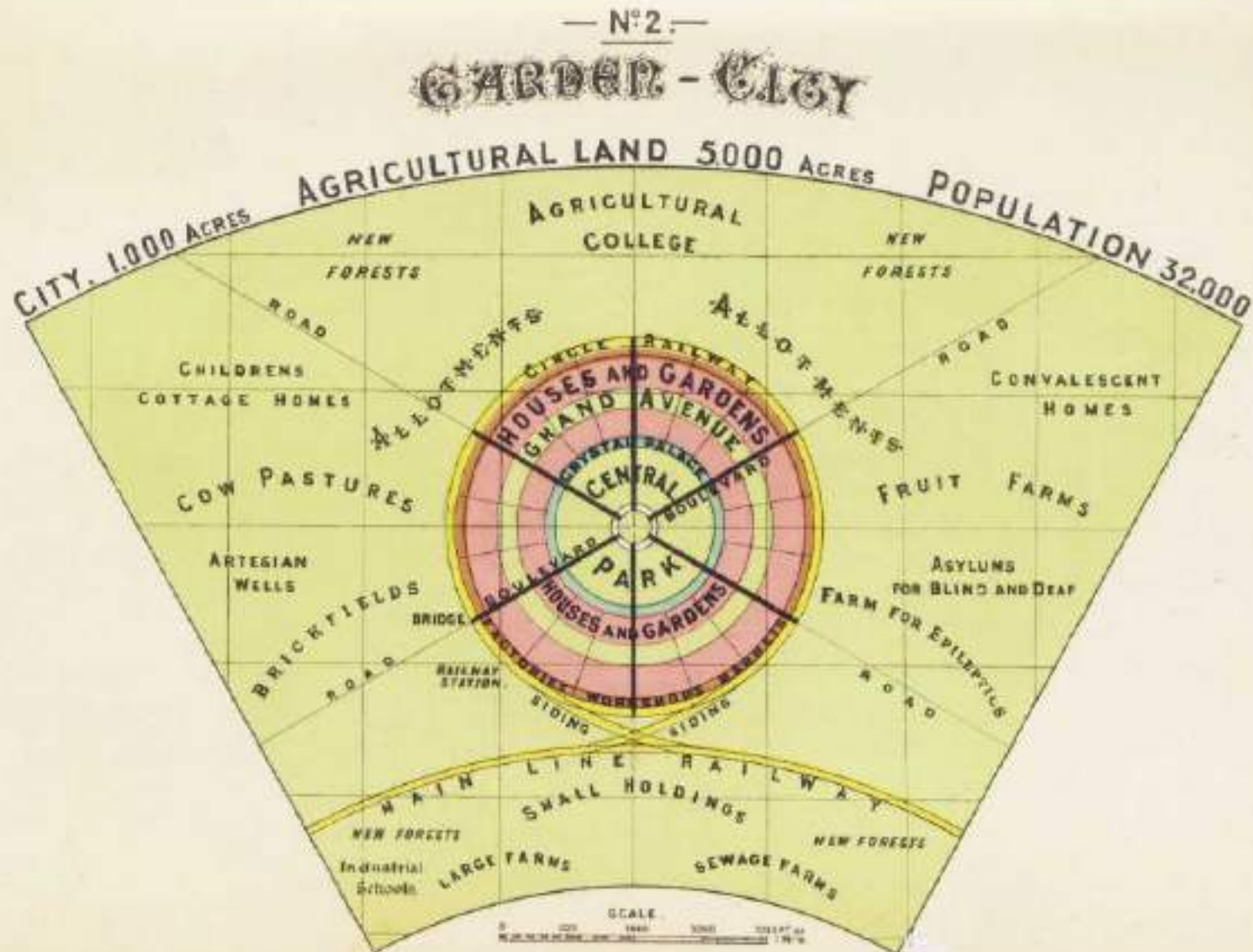
Three magnets diagram from Ebenezer Howard’s *A Peaceful Path to Real Reform*, 1898



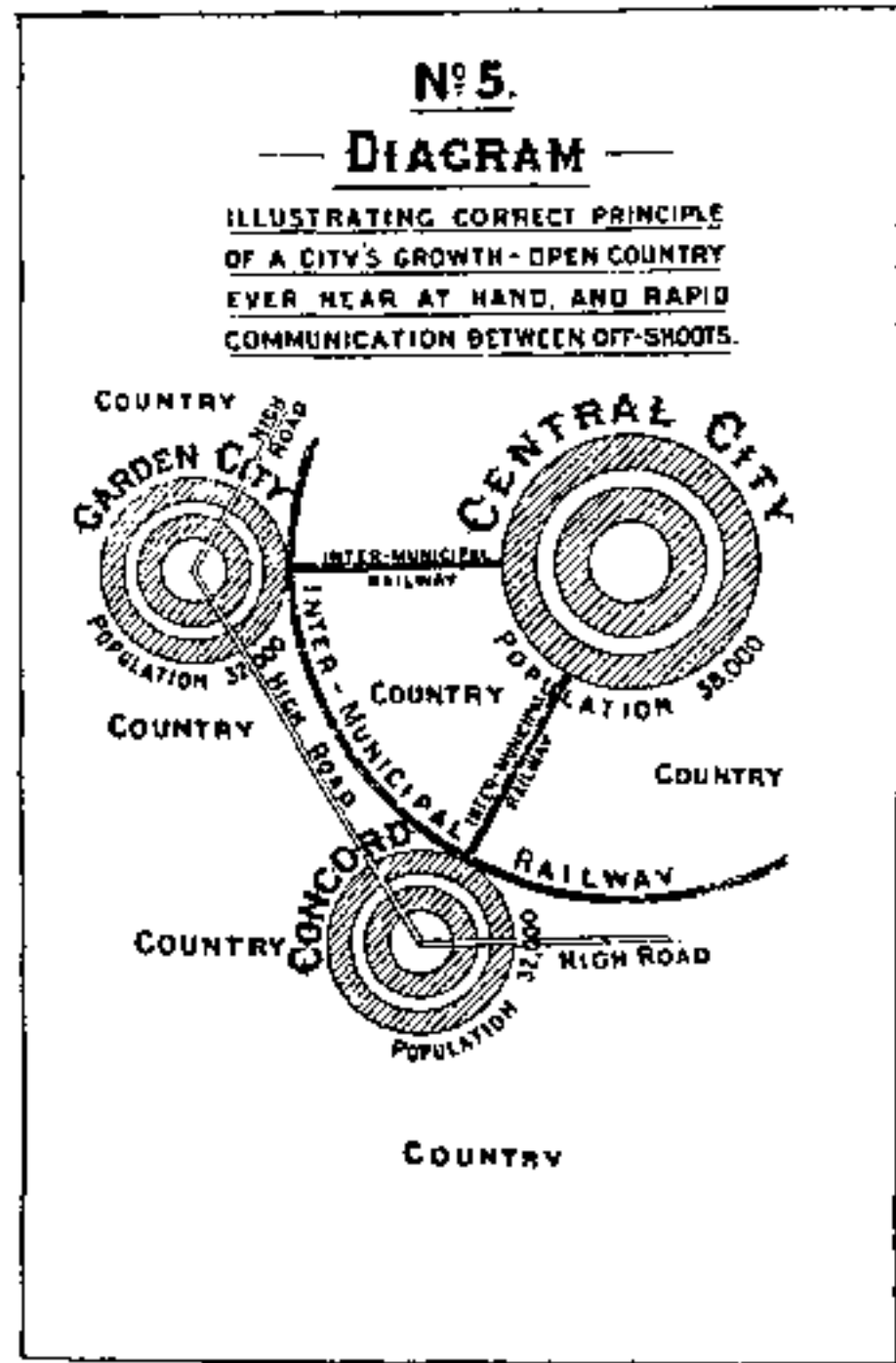
Each Garden City of
around 32,000
people would be part
of constellation of
settlements making
up 'the sociable city'



Howard's idea of the 'boundedness' of a city central to his conceptualisation of the Garden City



Correct relationship with the existing city – places like London – which would ‘naturally’ decline as garden city settlements took over...



These were not organised or funded by government

Instead, private initiative so money to buy land had to be raised and then idea had to be 'sold' to the public....



First at Letchworth Garden City using devices like the 'cheap cottages' exhibition



Then at Welwyn Garden City

**A GREATLY IMPROVED
TRAIN SERVICE TO**



**WELWYN
GARDEN CITY**

WELWYN GARDEN CITY IS THE MOST MODERN AND MOST ATTRACTIVE RESIDENTIAL DISTRICT IN THE
LONDON REGION. IT IS THE ONLY PLACE WHERE A MAN
CAN LIVE IN A HOUSE OF HIS OWN, IN A GARDEN, IN A
DAY RETURN, AND IN A HOUSE OF HIS OWN, IN A
GARDEN, IN A DAY RETURN. WELWYN GARDEN CITY IS THE
ONLY PLACE WHERE A MAN CAN LIVE IN A HOUSE OF HIS OWN, IN A GARDEN, IN A DAY RETURN, AND IN A HOUSE OF HIS OWN, IN A GARDEN, IN A DAY RETURN.

IN DEED

Yesterday



Living and Working in the Smoke

To-day



Living in the Suburbs - Working in the Smoke

To-morrow



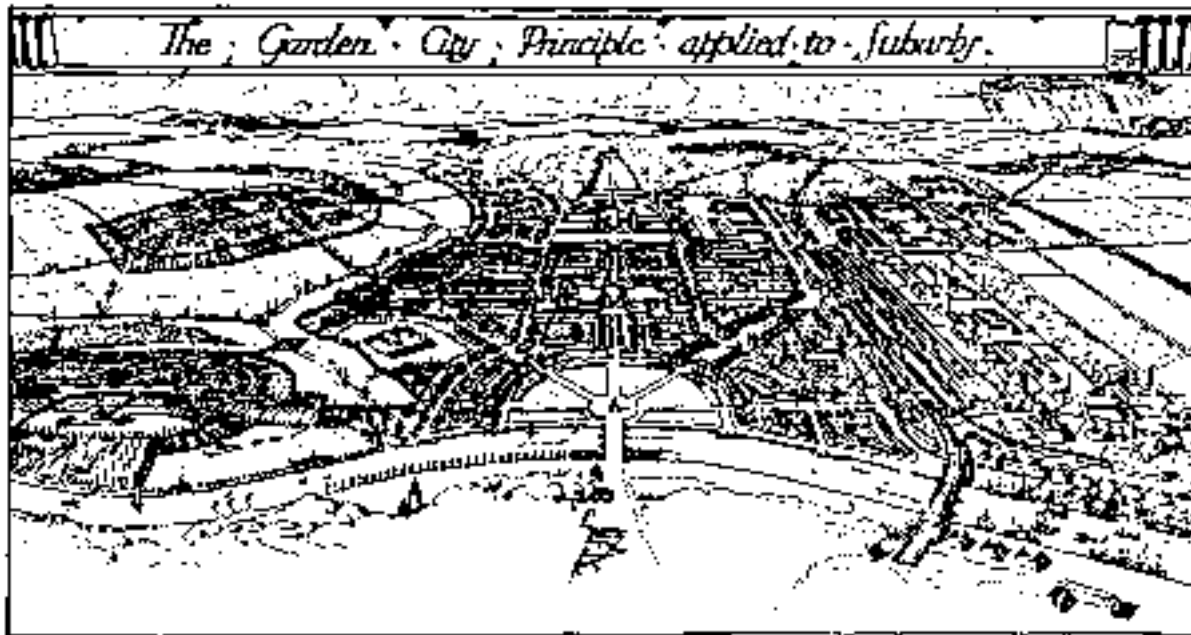
Living & Working in the Sun at WELWYN GARDEN CITY

These ideas took off - examples in UK included Hampstead Garden Suburb

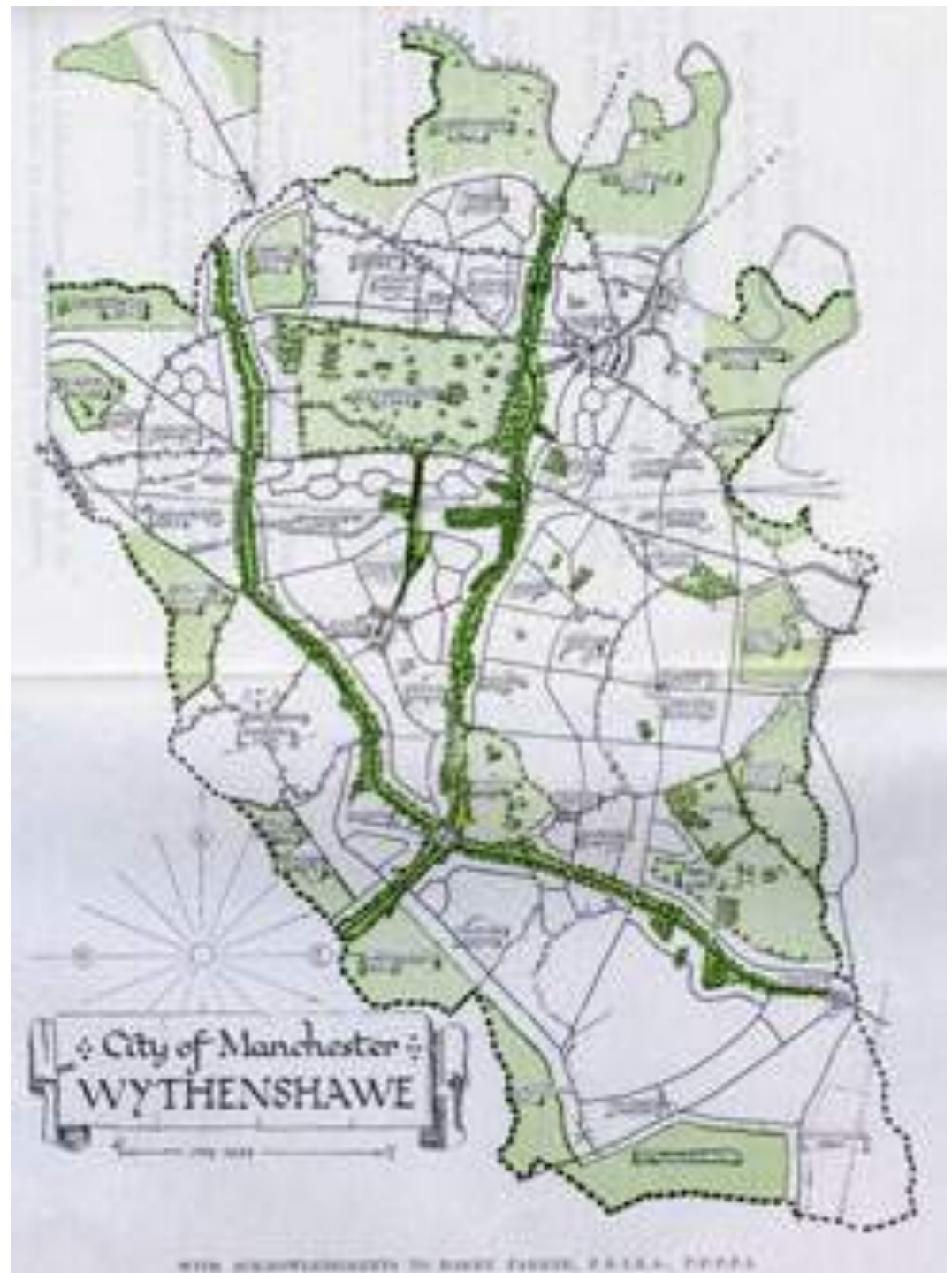


But...already a drift to smaller scale of the suburb...
and without land value capture (collective ownership
of land and its betterment profits)

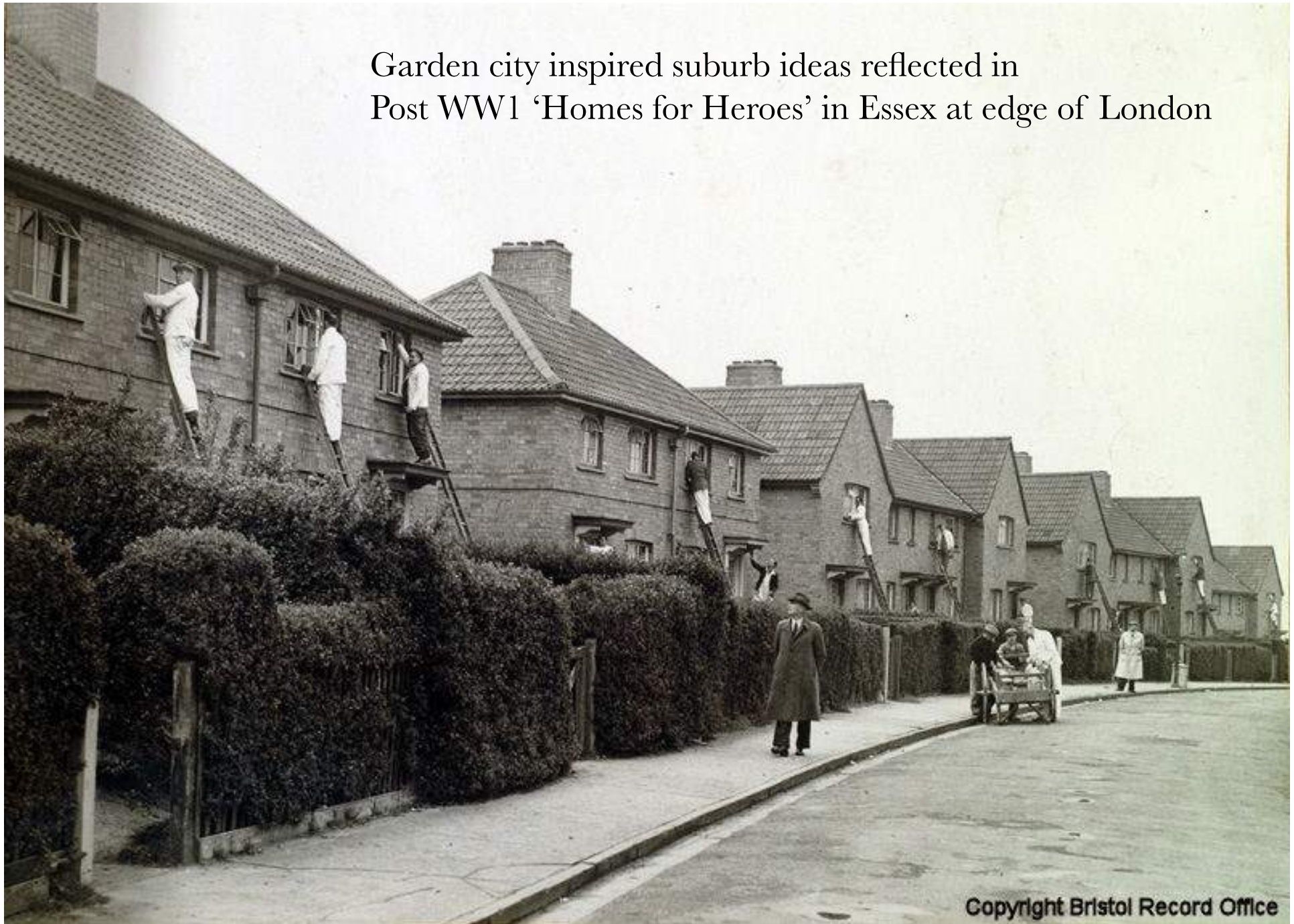
HGS advocated by Henrietta Barnett, Unwin's 1905
plan for an artisan's quarter in Hampstead Garden
Suburb in London: "*Nothing to be Gained by
Overcrowding*" (Unwin, 1912)



Wythenshawe Garden Suburb on
edge of Manchester



Garden city inspired suburb ideas reflected in
Post WW1 'Homes for Heroes' in Essex at edge of London



Part Three: Garden Cities and Suburbs as a global phenomenon

Garden settlements in France, Italy, Russia, Finland, Japan, Palestine, Australia, Brazil...

“Garden cities and garden suburbs were a dominant theme in community planning throughout the twentieth century. Ebenezer Howard’s garden city at Letchworth and Henrietta Barnett’s garden suburb at Hampstead, London, attracted international renown and emulation, beginning before 1914.

The design standards proved adaptable to private development, model industrial villages, public housing, and state new towns. Today, the ideas of Howard, Raymond Unwin, and John Nolen are providing the basis for sustainable development and the New Urbanism movement.” (Miller, 2002)

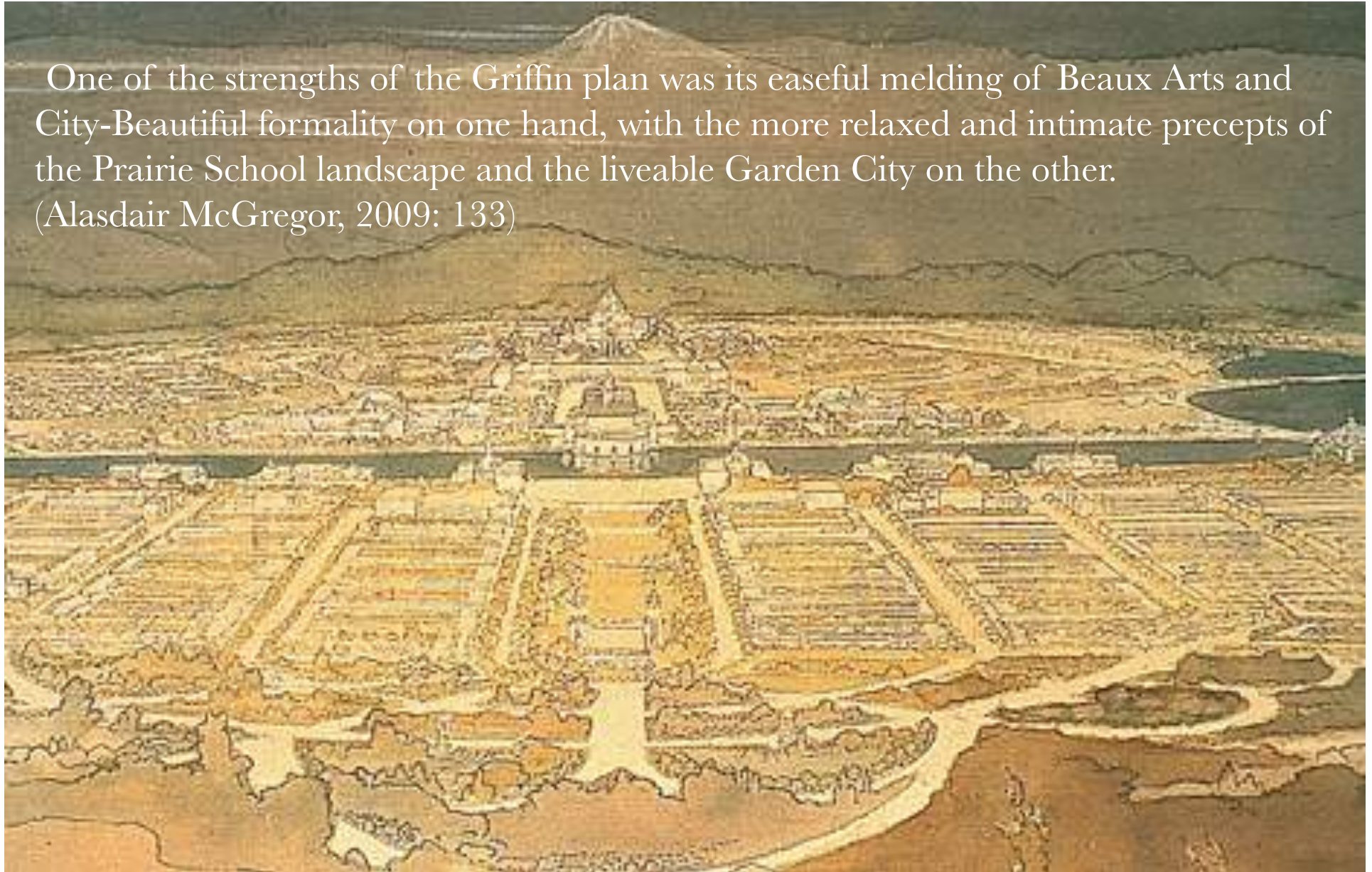
‘Garden city’ ideas famously influential in shaping other places including Australia’s new national capital, Canberra, in early 20th century



Canberra – melding Garden City and City Beautiful ideas –
winningly illustrated by Marion Mahoney Griffin

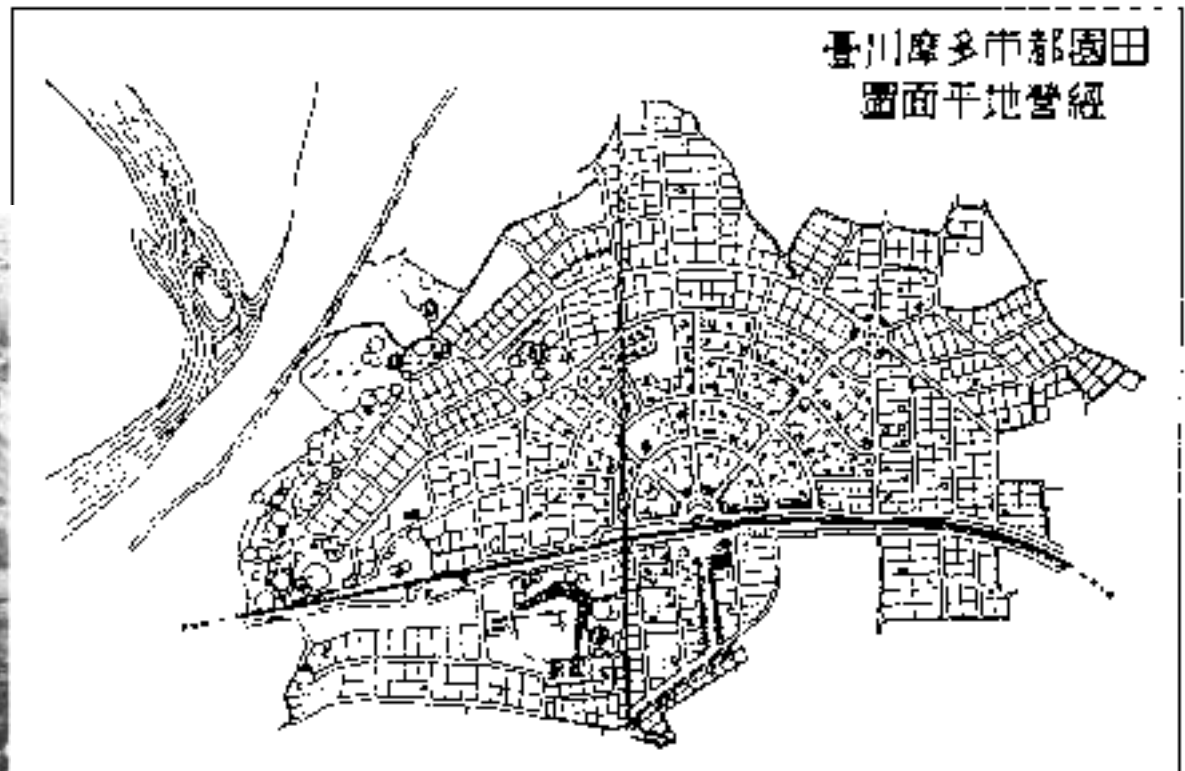


One of the strengths of the Griffin plan was its easeful melding of Beaux Arts and City-Beautiful formality on one hand, with the more relaxed and intimate precepts of the Prairie School landscape and the liveable Garden City on the other.
(Alasdair McGregor, 2009: 133)



The Garden City in places as far afield as Japan in early 20th C

Japanese garden city of
Denechofu outside
Tokyo



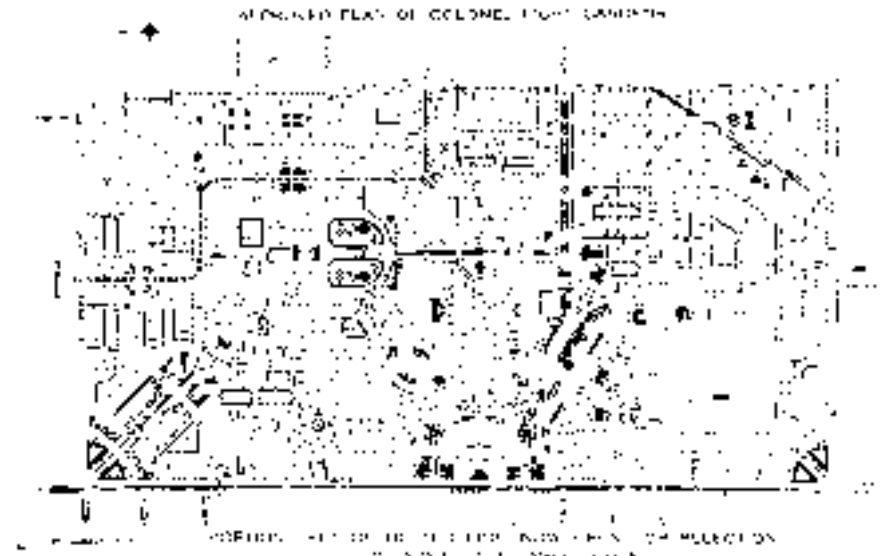
Garden suburbs not cities gained the most traction

The Garden Suburb – Charles Reade in South Australia

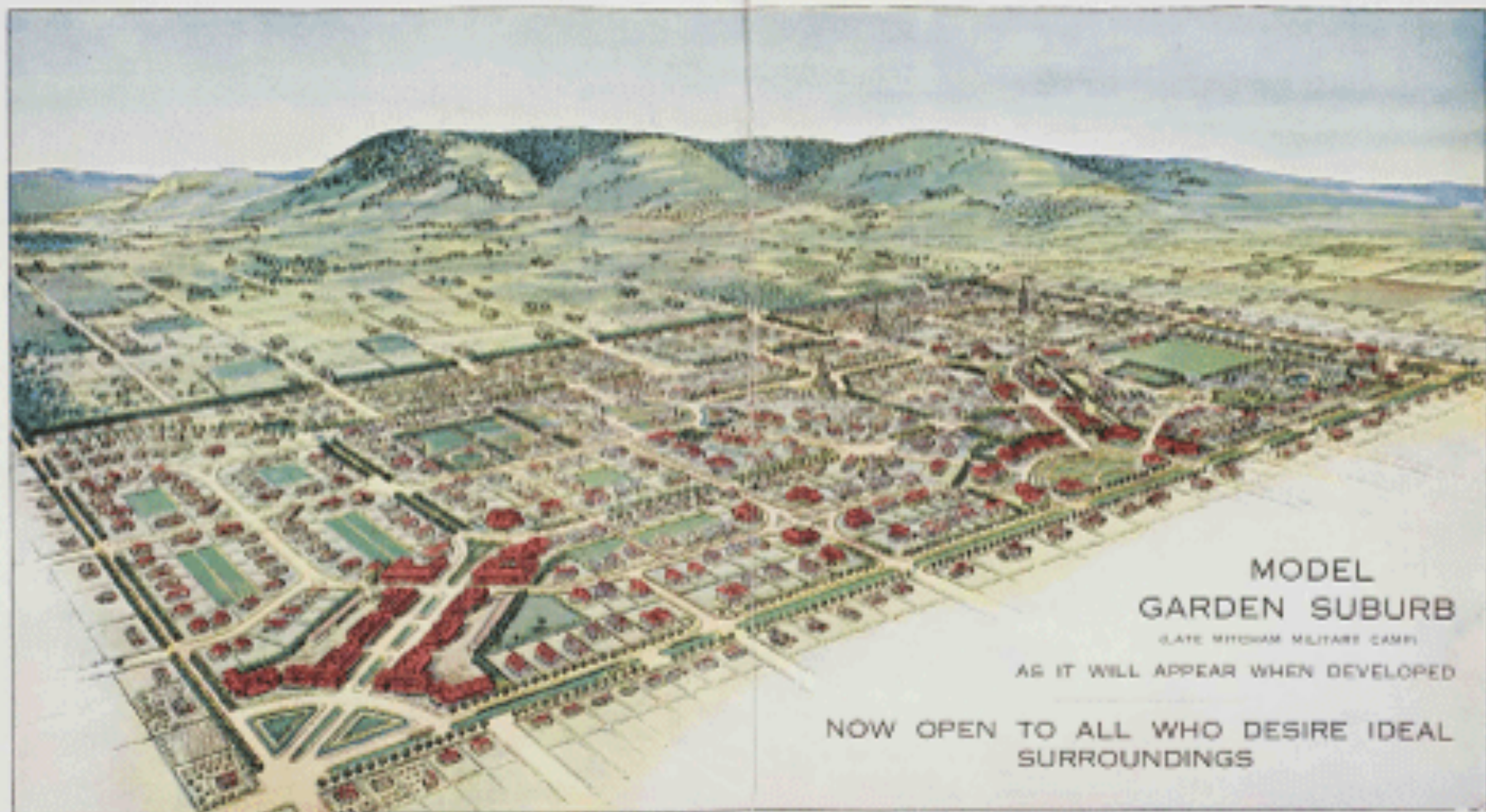
Colonel Light Gardens was constructed on a 120 hectare site:

“where people of all socio-economic groups would live as a community with no barriers in terms of access and no segregation on the basis of income. In its planning, Reade drew together the latest international practices in two-dimensional urban design and added living, community, business and recreation areas so that the whole formed a satisfactory pattern that has stood the test of time” (Freestone, 1989: 177)

Reade's approved plan
of 1921



SOUTH AUSTRALIAN GOVERNMENT
COLONEL LIGHT GARDENS



MODEL
GARDEN SUBURB

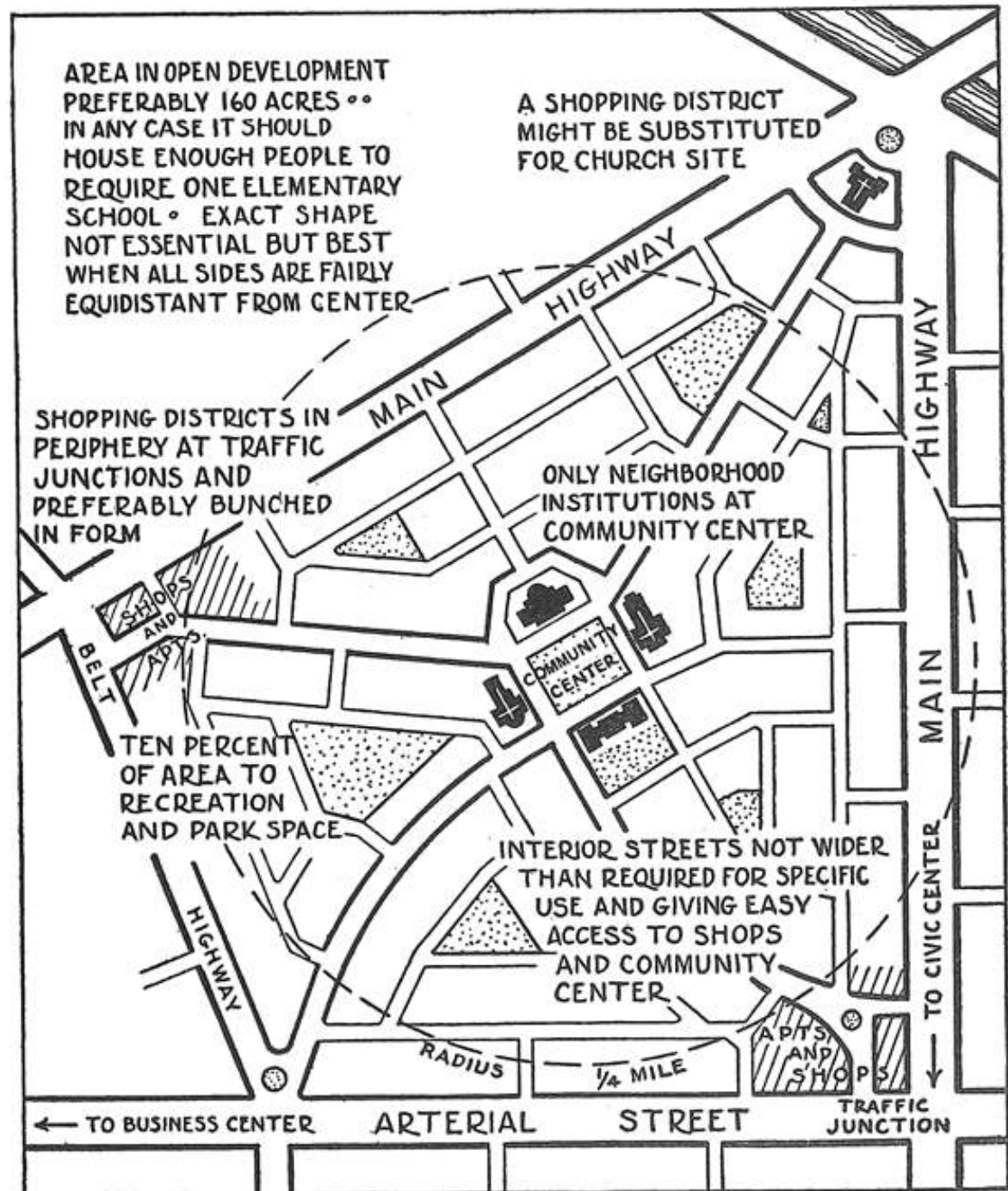
(LATE MITCHEAM MILITARY CAMP)

AS IT WILL APPEAR WHEN DEVELOPED

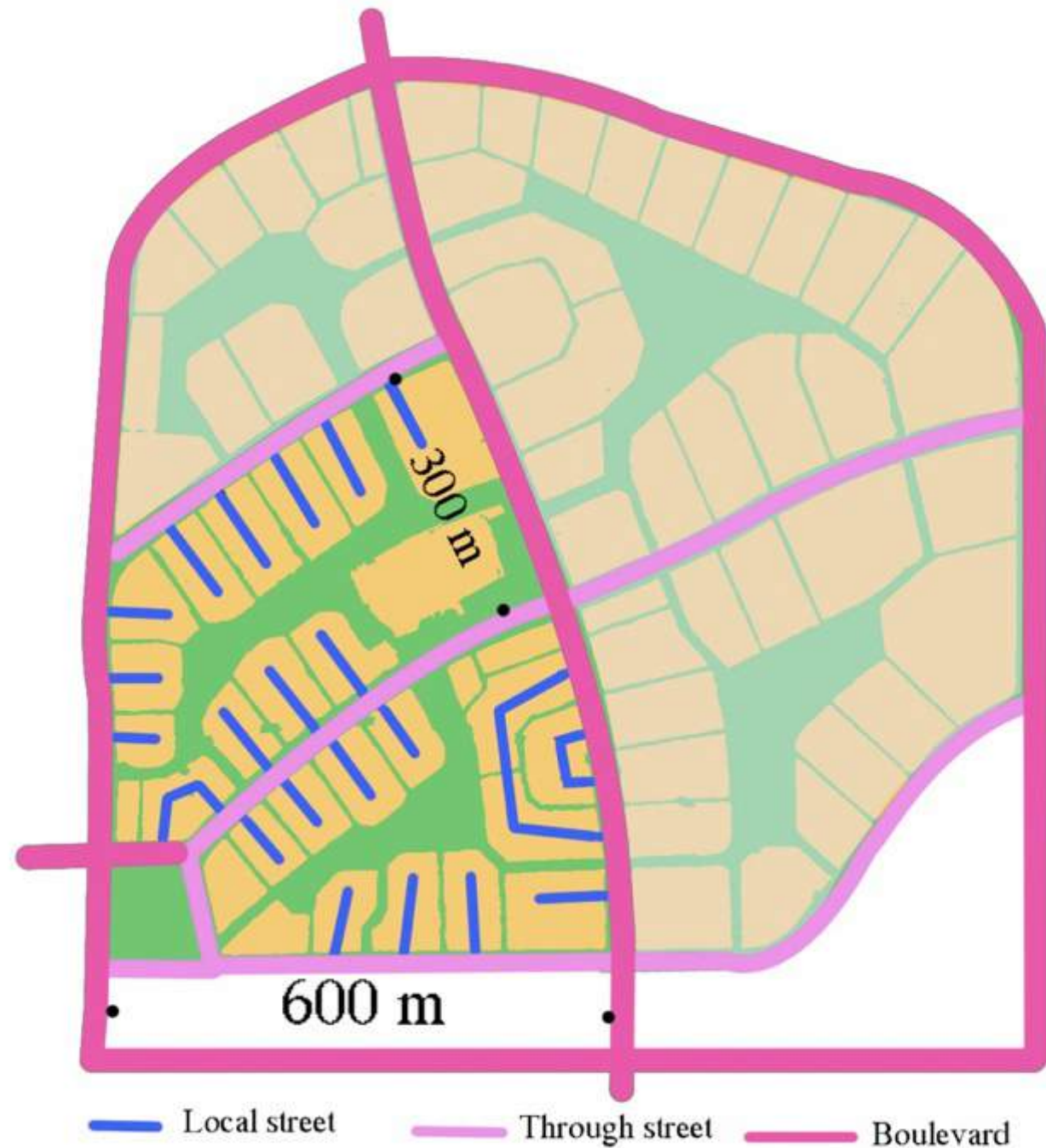
NOW OPEN TO ALL WHO DESIRE IDEAL
SURROUNDINGS

Part Four: New Towns' origins, evolution, decline..?

Post war New Towns often seen to be inheritors of garden cities but I think that is not really entirely accurate. Not just 'post war' Had number of other planning and design antecedents: Clarence Perry and the 1920s Neighbourhood Unit



Clarence Perry's 1929 Neighbourhood Unit was influential on the way the 'Radburn Layout' was conceived – in turn highly influential on later New Towns placemaking ideas



Separate streets for people and vehicles pioneered through the 'Radburn Layout' at Radburn New Jersey.

Precursor to New Towns where Radburn 'parkways' gave way to motorways and separate pedestrian path systems



TOWN PLAN RADBURN, N.J.



FIG. 15
RADBURN, NEW JERSEY—PLAN OF MODEL COMMUNITY

The Radburn Layout – Radburn, New Jersey



Radburn Layout – Orchard Park Estate, Kingston upon Hull 1963 (right)

The Meadows, Nottingham, 1970s comprehensive redevelopment based on Radburn layout in form of Neighbourhood Unit (below)



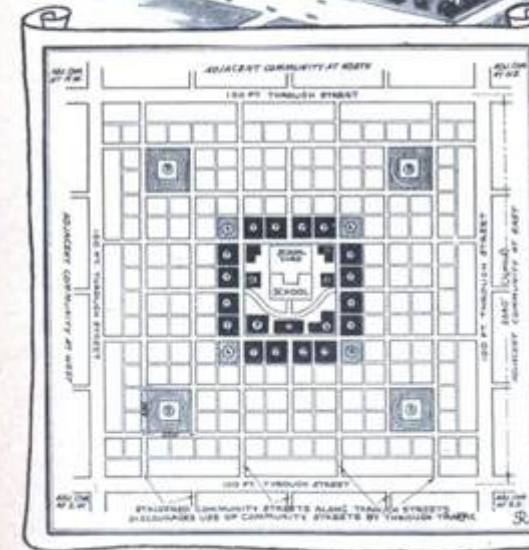
Shouldn't forget 1920s-1930s 'cellular city' and 'broadacre city' proposals from people including Rank Lloyd Wright – with neighbourhoods divided by high speed roads – not built but again connected to Radburn/Neighbourhood Unit ideas and influential on New Towns and post war sprawl everywhere

CELLULAR CITY

HIGHLY modernized cellular cities are predicted for the future by the Regional Plan of New York and its Environs based on a 5-year study by Clarence Arthur Perry of the recreation department of the Russell Sage Foundation.

The cell city which is seen by Perry as the inevitable product of an automobile age will be made up of a varying number of complete community units. The cell city proper will be like a honeycomb of individual cell cities, standardized, and to a certain extent self-sufficient. The typical cell unit of the cellular city as reported by the regional

plan would be a residential development providing housing for a population requiring one elementary school. The actual area of each cell would depend on density of population. This "cell" would be bounded on all sides by arterial streets wide enough to comfortably handle

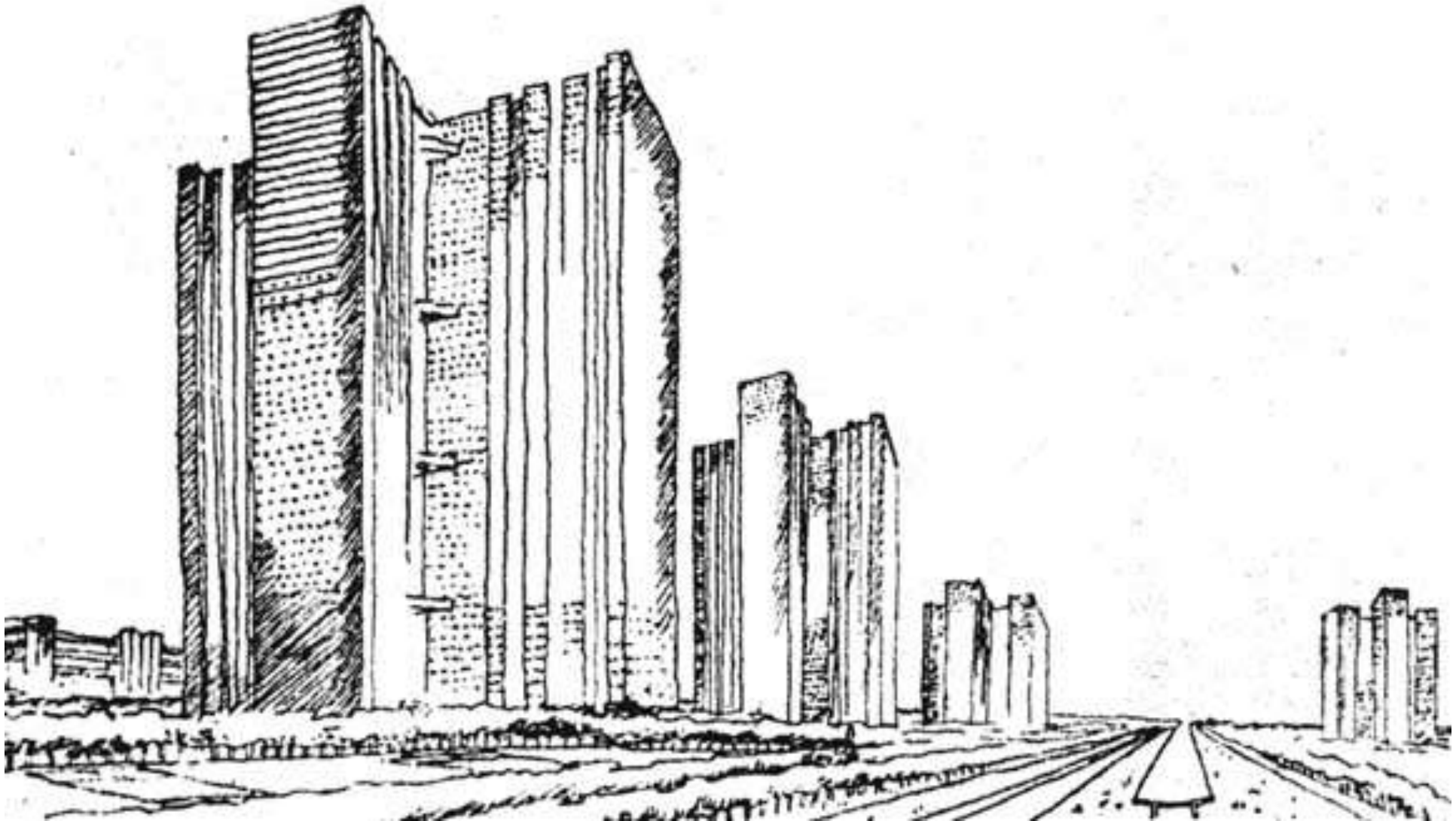


Here is an artist's plan and conception of the "cellular city" or ideal neighborhood unit which is seen as the inevitable result of the automobile age, by Clarence Arthur Perry of the recreation department of the Russell Sage Foundation. The map legend follows: 1—Public auditorium on common; 2—Churches on common; 3—Library on common; 4—Postoffice on common; 5—Y.M.C.A. or similar institution on common; 6—Garages; 7—Business buildings and shops; 8—Parks and playgrounds combined.

New Towns origins: reflecting the legacy of Le Corbusier



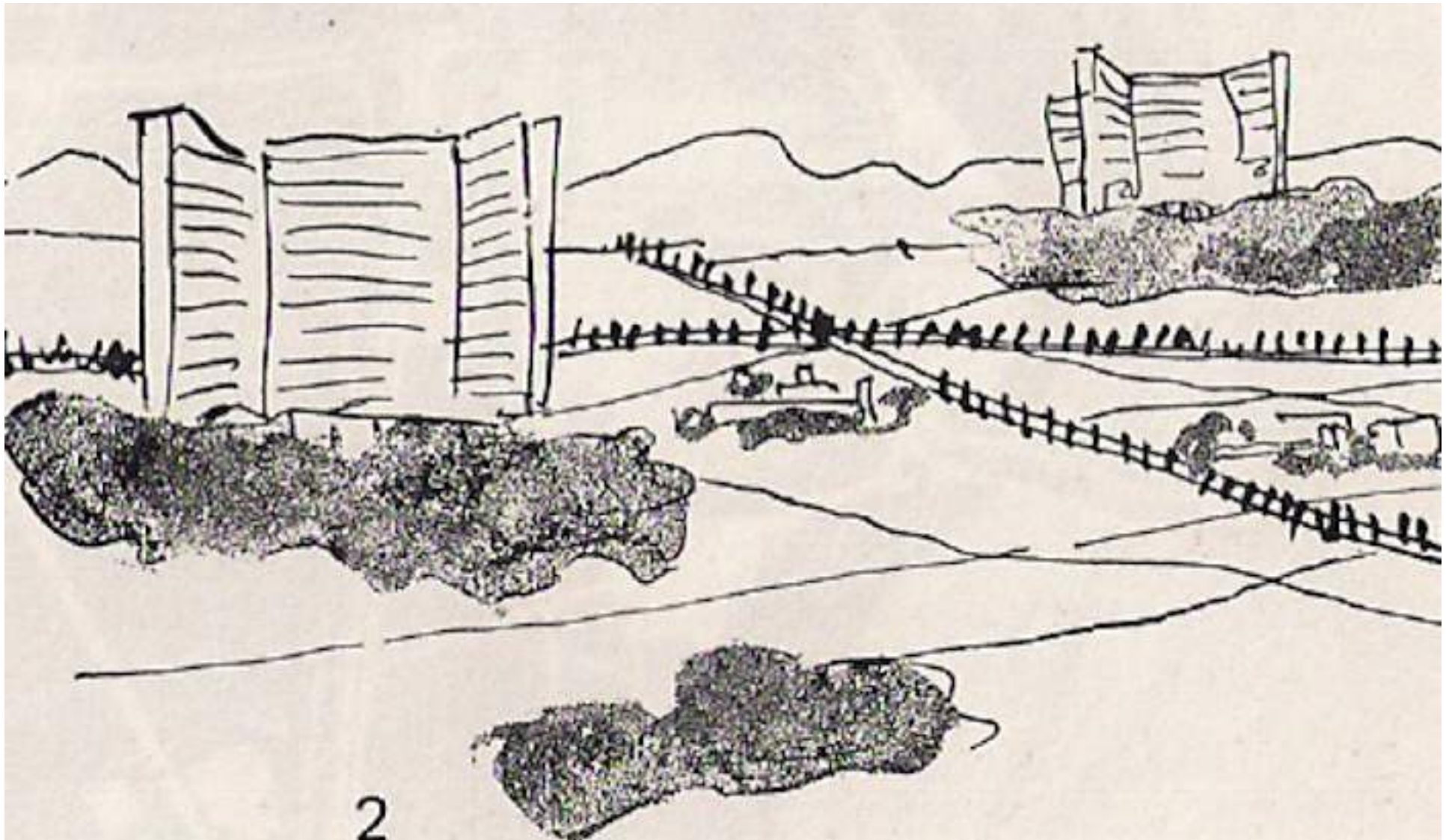
The proposed 'Ville Radieuse' (after demolishing central Paris) 'Corbusian' approaches to urban design and planning



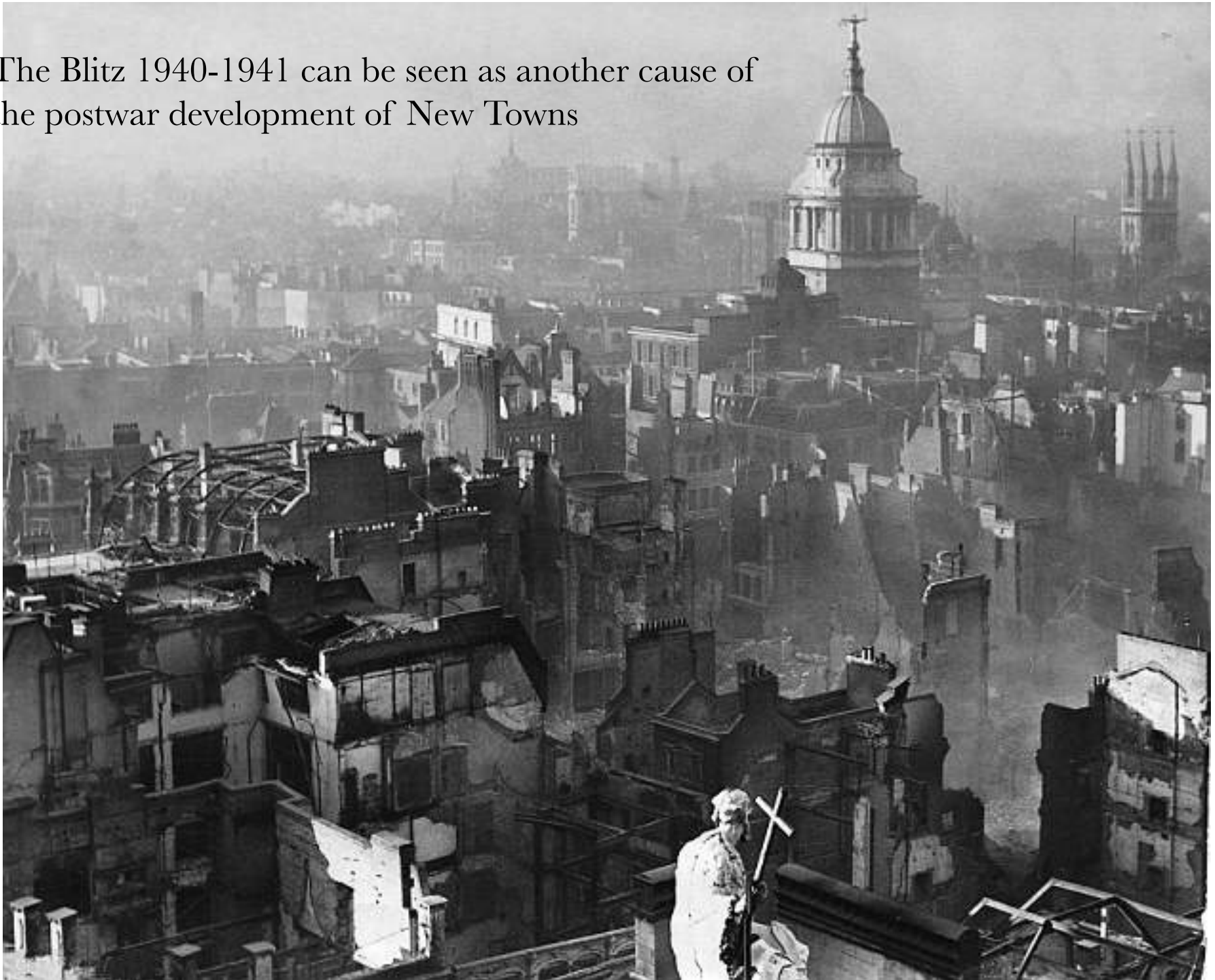
The Ville Radieuse:
cars on the ground,
people in the sky



These ideas (and distortions/hybrid interpretations of them incredibly influential on individual building design and shaping places in 20th C



The Blitz 1940-1941 can be seen as another cause of the postwar development of New Towns



Jorn Duwel and Neils Gutschow show in 'A Blessing in Disguise: War and Town Planning in Europe'(2013) bomb damage seen as an *opportunity* for widespread renewal Not just a town planning issue or solely town planners' responsibility. Clapson and Larkham (2013: 4) point out that a large number of different players in government and private sector were involved



Yet the seeds for New Towns had been planted earlier – *prewar* was live discussion in public policy terms for planning post war Britain – Sir John Reith (below), Sir Patrick Abercrombie (below right) actively promoting massive alteration to planning and housing post-war



Abercrombie's 'Functional Analysis' of London 1943



THE COUNTY OF LONDON PLAN

Published 1943 - proposed significant decanting of population to new settlements outside London where they could live at 'healthier' lower densities



explained by E. J. Carter and Ernő Goldfinger



London itself was to be comprehensively redeveloped with massive demolitions, tower block development and huge motorways dividing up areas as 'neighbourhood units' as per 1920s US developments

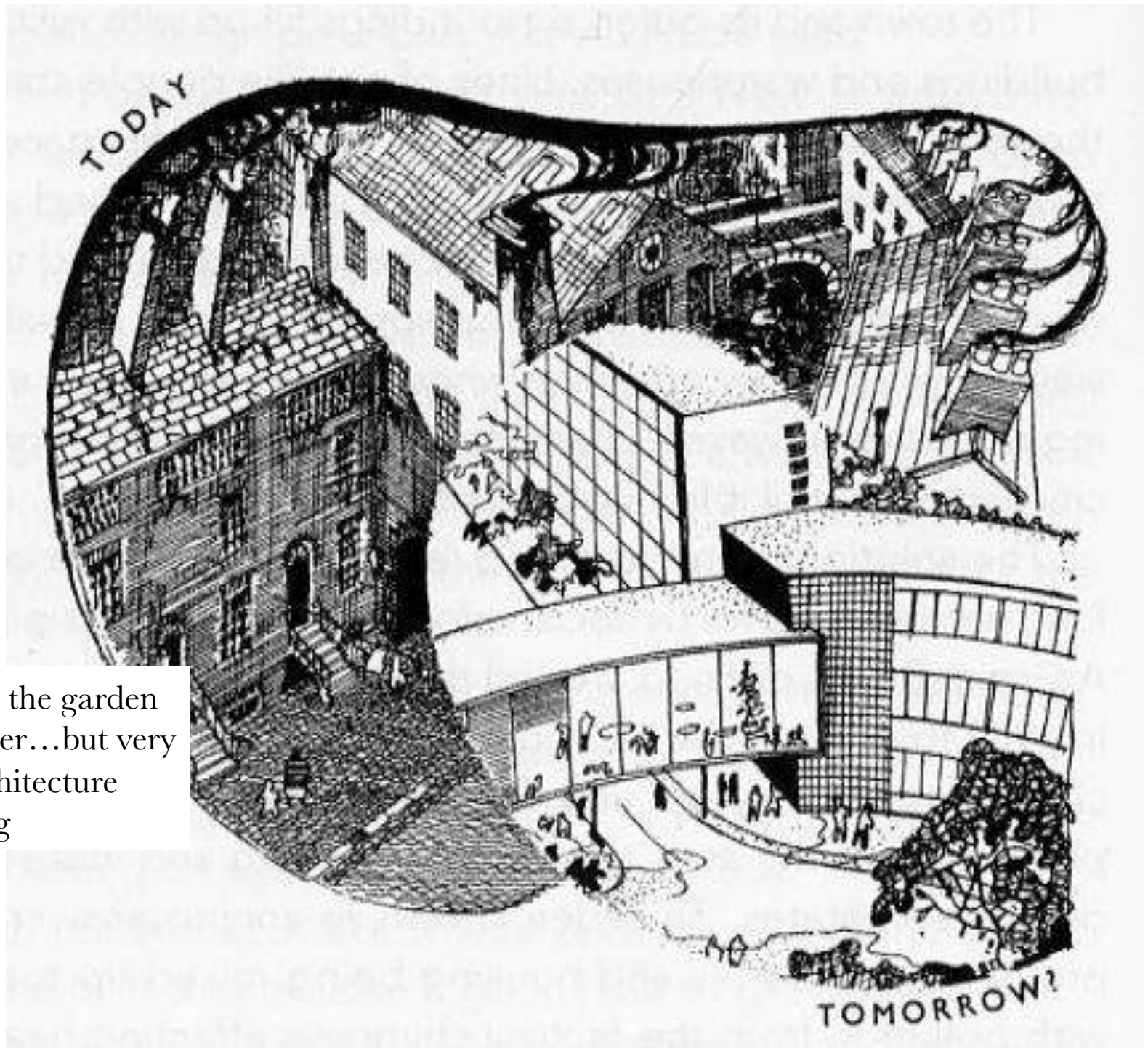


This map shows the integration of the plan for HOME, WORK, PLAY. Compare with maps on pages 18, 40, 45, 52, 56.

London was not the only place that was to be redeveloped in a Corbusian/Neighbourhood Unit/Radburn Layout mode. Here's Abercrombie and City Fathers in 1944 unveiling a new plan for Plymouth



Imagery like the garden city ads earlier...but very different architecture and planning



Post World War II – vision of rebuilding a New Britain through comprehensive redevelopment
- even though only *a third that was demolished* was caused by bomb damage

- Context of derelict, bomb damaged cities
- ‘Homes for heroes’
- New Town Planning Acts
- Rising car ownership
- New industrialised building materials
- New vision of the city



Medium to high rise apartment blocks would replace 'outdated' terraces

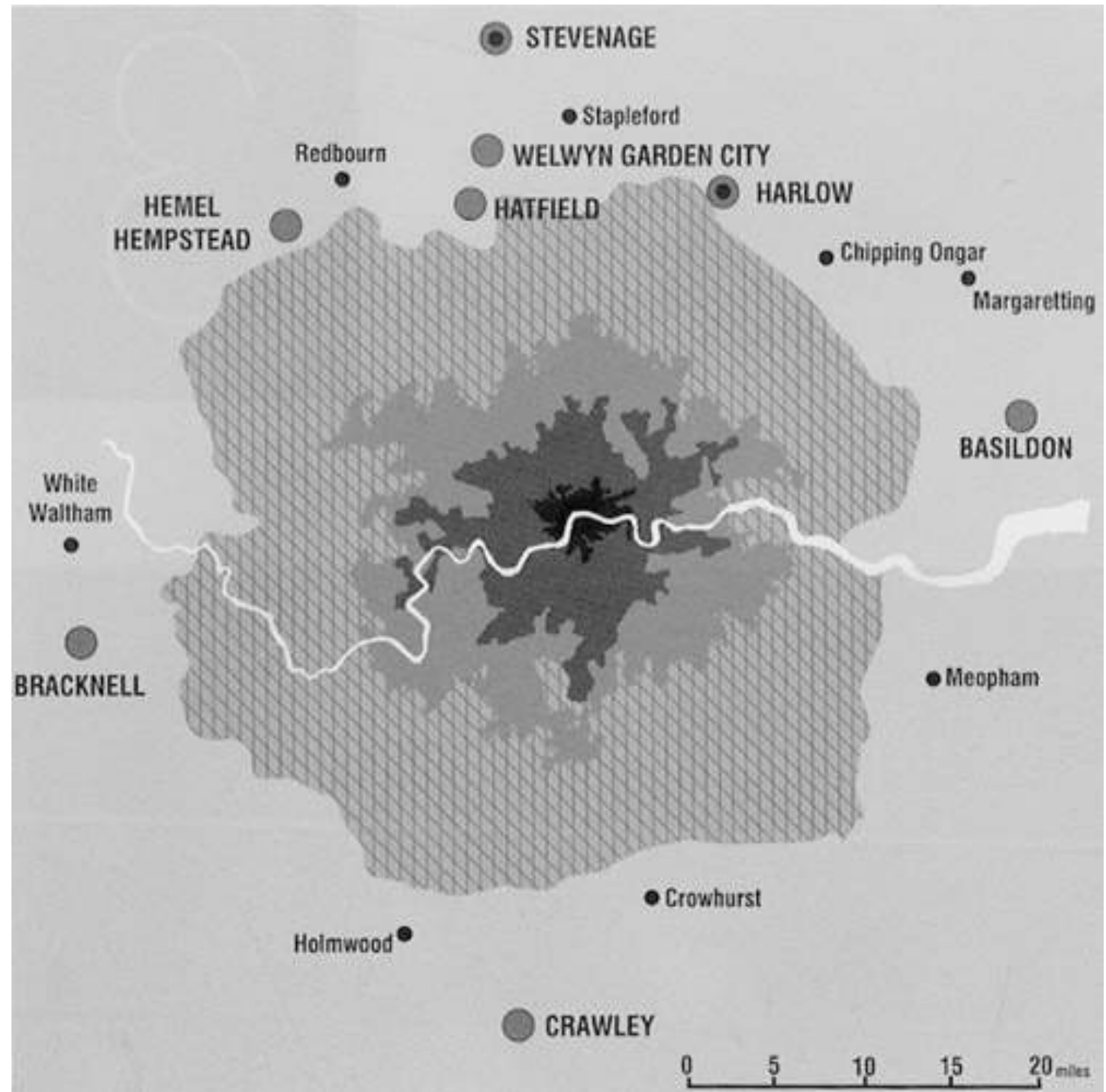


New Towns were designated in Mark One, Two and Three stages - Clapson and Larkham, *The Blitz and its Legacy* (2013)

Stevenage, Harlow, Hatfield etc designated as Mark Ones – overseen by Baron Silkin (designator of ‘Silkingrad’)



Spread of new towns around London



Town centres like Stevenage New Town embodied these aspirations



Towns/town centres like Stevenage New Town embodied modernist design preferences



Town Square, Stevenage

Stevenage New Town



Stevenage New
Town



Hatfield New Town -
Goldings Crescent



Harlow New Town, Essex, 1956



Harlow New Town, Essex, 1956



Crawley New Town



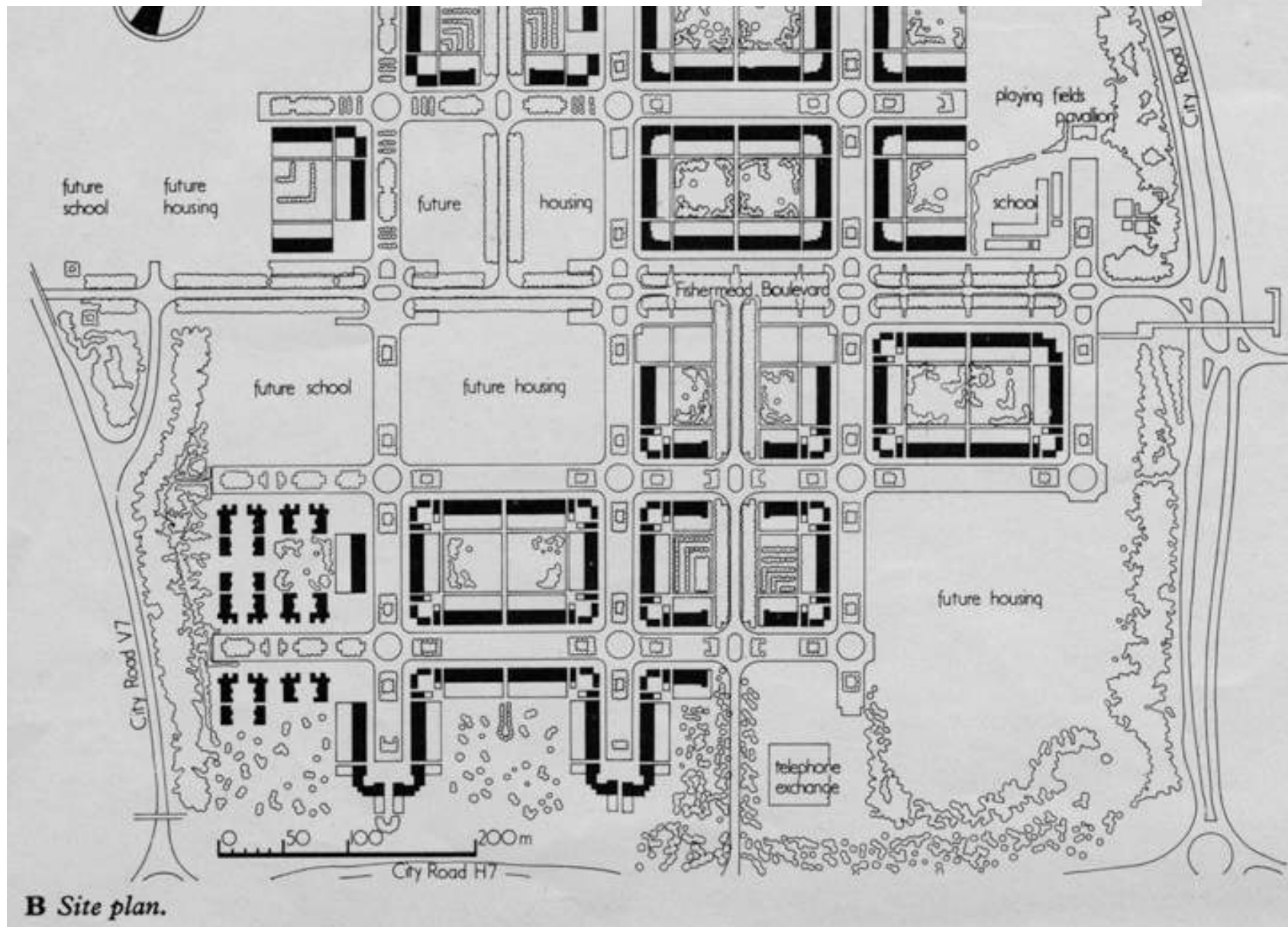
CRAWLEY, SHOPPING CENTRE QUEENS SQUARE

C 3779

Milton Keynes – ‘Mark Three’ New Town –
most explicitly car centred, with superblock layout

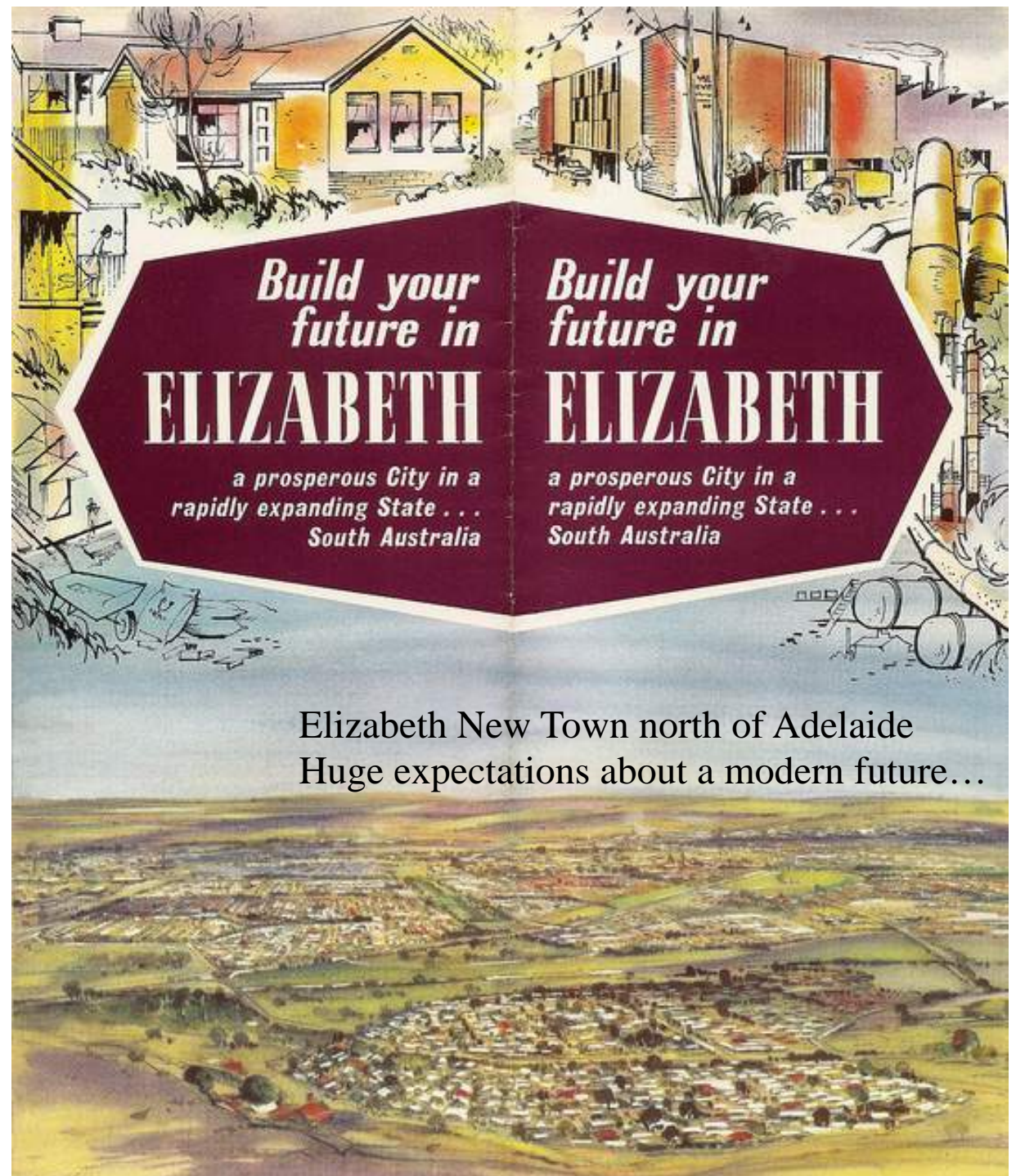
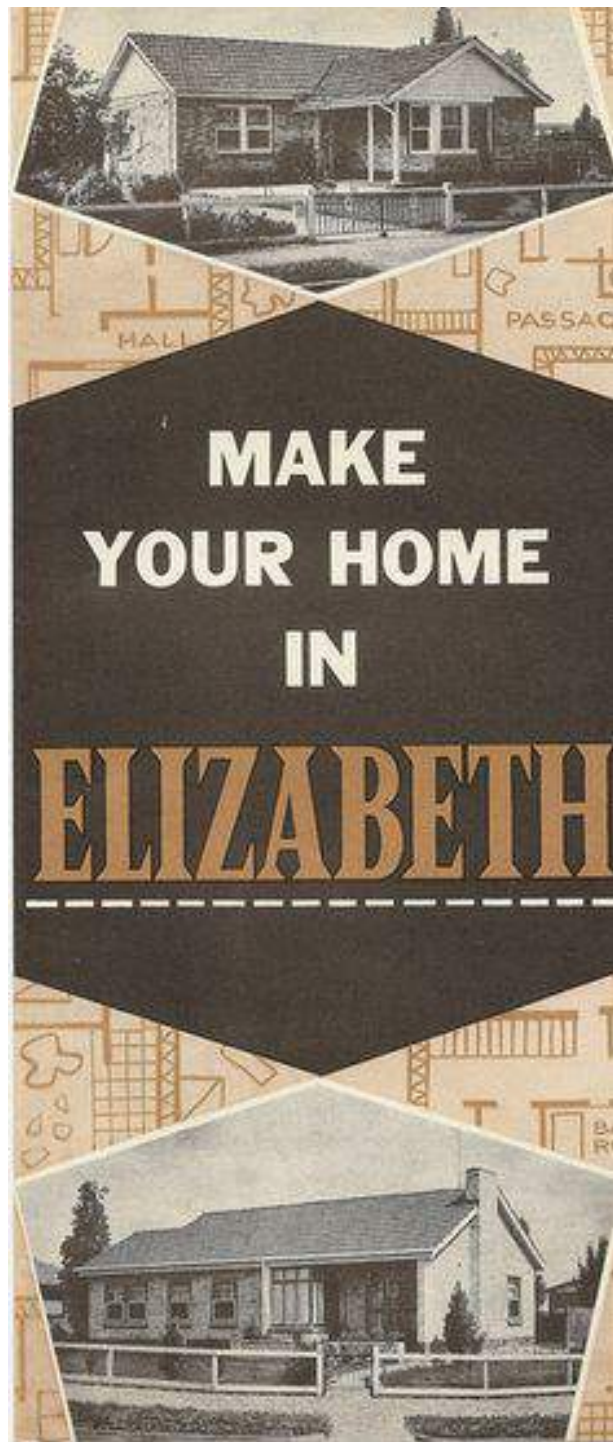


New town neighbourhood design – neighbourhood units with separate pedestrian pathway systems within superblocks at Milton Keynes



Milton Keynes new town neighbourhood design – of ‘heritage significance’?





Living in Elizabeth New Town



Beautiful Elizabeth, S.A.



(1) Skating Rink.
(2) Modern Flats.

(3) G.M.H. Elizabeth Plant.
(4) Hotel Elizabeth.

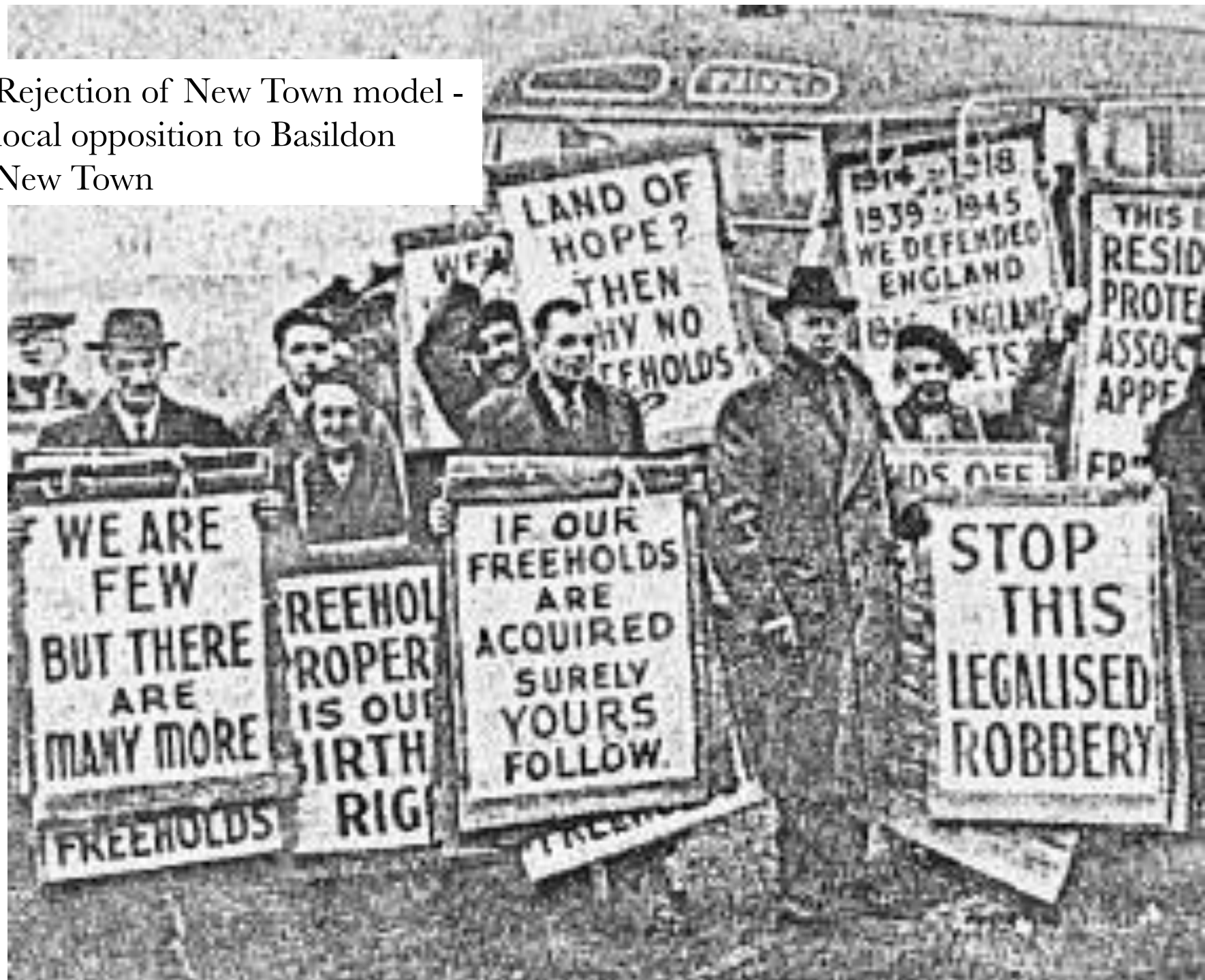
(5) Town Shopping Centre.
(6) High School.

(7) Hospital, Elizabeth.
(8) Law Courts and Police Station.

Elizabeth Town Centre...shades of Stevenage?



Rejection of New Town model -
local opposition to Basildon
New Town



Basildon 1957 –
New Towns’
‘unfinished’
quality –
always ‘under
construction’?



Late 1960s – Growing public concern

Comprehensive Redevelopment judged a failure

New townscapes and buildings unpopular

Fundamental change in public opinion - conservation approach favoured

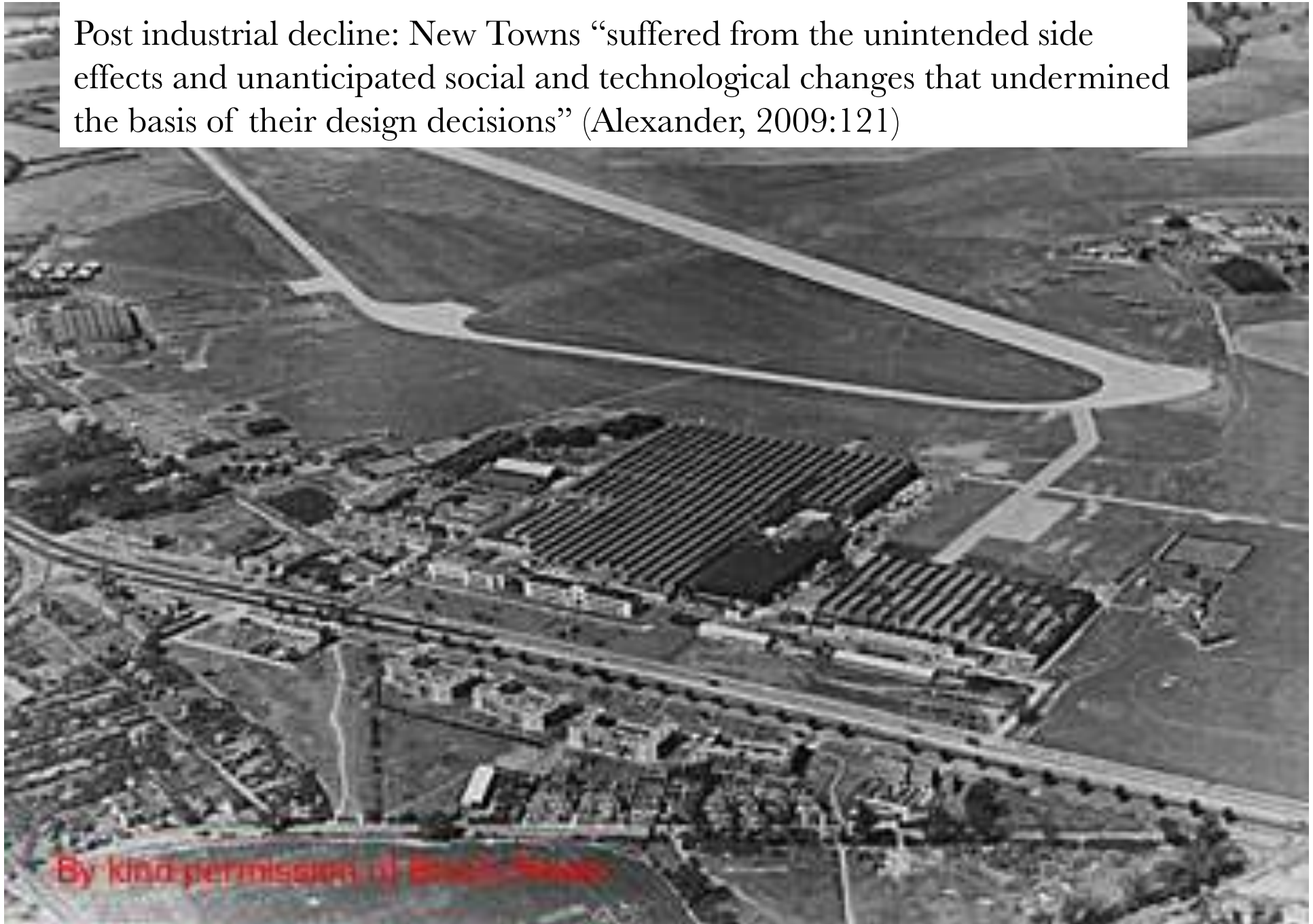
View that needed to repair and restore rather than replace



Problems with area layouts and housing design, tenure and quality - too low density, land uses too separated out and too car dependent?



Post industrial decline: New Towns “suffered from the unintended side effects and unanticipated social and technological changes that undermined the basis of their design decisions” (Alexander, 2009:121)



By kind permission of British Rail

Town centre decline - Stevenage New
Town Centre today awaiting substantial
renewal now planned



See <https://www.hatfield2030.co.uk/>

Town and neighbourhood centre decline – Hatfield New Town Centre today (below); the Hatfield 2030 renewal consultation process (left)



What does your Hatfield 2030 look like?

We want to know what you think **Hatfield should look like in 2030**, and work with us to decide how to achieve this.

The Hatfield Renewal Partnership is developing a community led vision for the future of Hatfield and **we need your help**.

The Hatfield 2030+ project will set out a vision for the future of Hatfield and action plan to achieve this. We will look at the future of the town centre, housing, transport, business and leisure.

Come and talk to us and get a free hot drink at:

Saturday 31st October

Hatfield Halloween Festival in the town centre: **11am - 4pm**

Saturday 7th November

The Farmers Market: **7am - 3pm**

To complete an online questionnaire, leave us feedback or to find out more about the project visit www.hatfield2030.co.uk

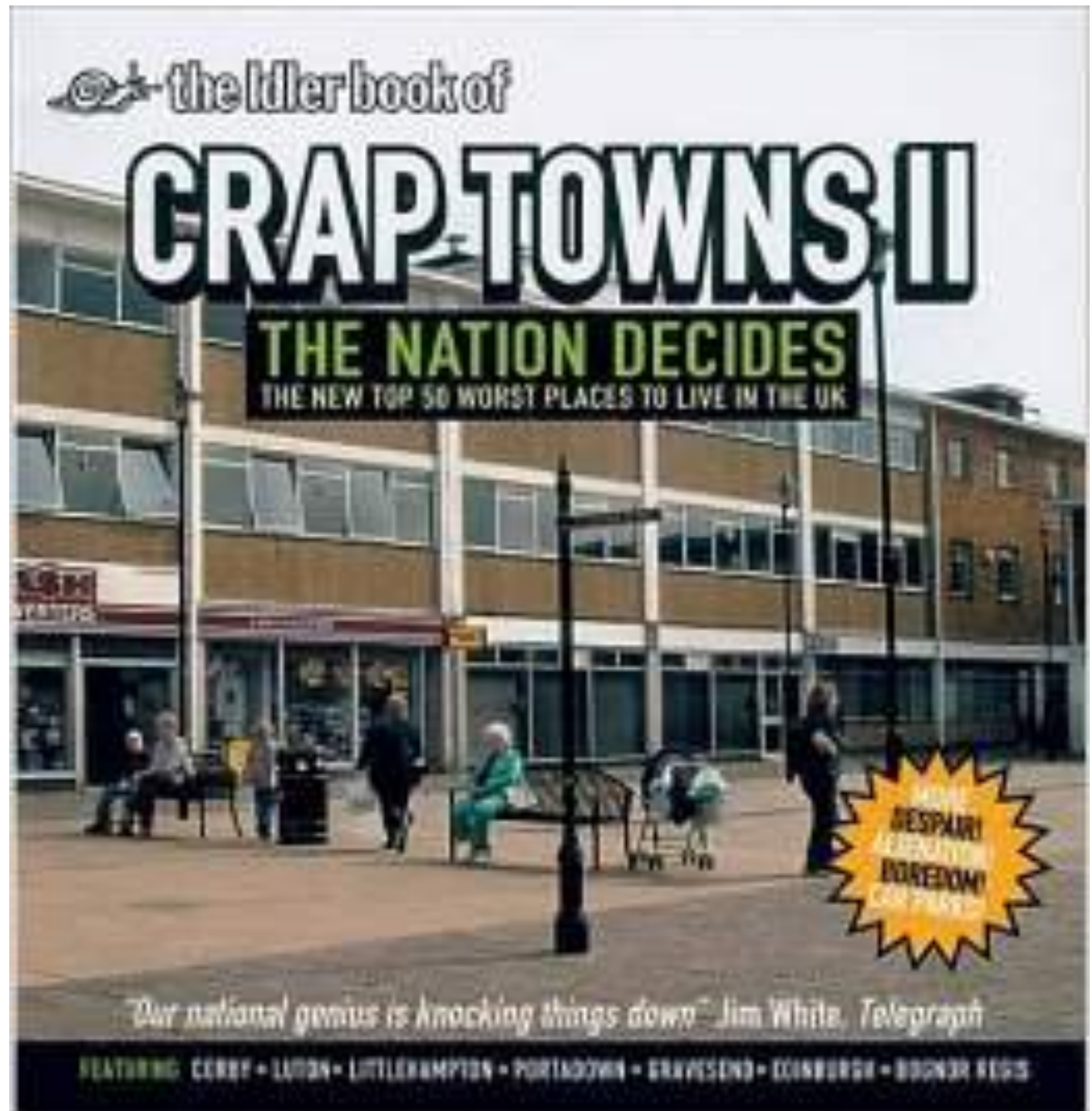
You can also find us on Facebook, Twitter and contact us at team@hatfield2030.co.uk

 **HATFIELD**
2030+

www.hatfield2030.co.uk



New Towns seen
as poor living
environments...



CIVIC PRIDE - PRAM TOWN
COMPILATION CASSETTE
LOSING MY GLUE - NO MIDDLE NAME
ROOM TO GROW
OUR FAVOURITE MOTORWAY
OUT OF MY LEAGUE - AMY AND RACHEL
FIRE STAIRS - LEAVES ON THE LINE
HIGH RISE TOWERS IN
MEDIUM SIZE TOWNS
NEVER WANT TO BE THAT WAY AGAIN
BIG FISH

DARREN HAYMAN & THE SECONDARY MODERN PRAM TOWN



Welcome Visitor | [LOG IN TO YOUR ACCOUNT](#) | [REGISTER](#) | [MOBILE SITE](#) | [TABLET APP](#)

bdonline.co.uk Monday
15 June 2015

[Home](#) [News](#) [Buildings](#) [Technical](#) [Comment](#) [Business](#) [Sustainability](#)

[JOBS](#) [CULTURE](#)

Music

When new towns go bad

30 March 2014 | By Pamela Burton



Part Six: A new round of garden cities?

‘New’ New Towns” There have been previous attempts

- ‘Ecotown’ plans were announced by then PM Gordon Brown in 2007 for ten ‘carbon neutral’ new settlements
- To provide 200,000 new homes by 2020
- Brand new towns outside existing settlements
- Ideas bypassed normal local government plan making
- Would make use of sites where land redundant or being held by govt agencies unnecessarily
- Initially 57 plans for eco-towns were submitted
- Town and Country Planning Association put in charge of setting sustainability standards
- Idea of fast tracking and going ahead without regulation affected by banking crisis
- Sometimes local councils bypassed and consortia led by regional planning bodies – Marston Vale in Bedfordshire

(Manns, 2008)

http://extra.shu.ac.uk/ppp-online/issue_3_121108/documents/ecotowns_labour_residential_development.pdf

Adapted from A. Congreve

Eco Towns demise

- Most Eco Towns put on hold because of recession – not planning
- But also widespread political backlash against new settlements
- Eco Towns as idea proved politically unacceptable to local communities
- In 2012 was still being argued useful concept despite being out of favour
http://www.theecologist.org/News/news_analysis/1302479/what_has_happened_to_the_uk_ecotowns.html)
- One example at Upton, Northants might be considered to have eco town characteristics although is also a ‘sustainable urban extension’
[www.northampton.gov.uk/.../developing_a_model_sustainable_community_at **upton**](http://www.northampton.gov.uk/.../developing_a_model_sustainable_community_at_upton)

Adapted from A. Congreve

New Garden Cities mooted since at least 2012 as part of approaches to deal with housing crisis

“It is important to create places where "people want to live". Some people feel we've lost the art of creating great places with the right social and environmental infrastructure. Certainly, mistakes were made in the [post-war] new towns, with the state deciding arrogantly what people ought to like. But in the last century, private and social enterprise also created places like Hampstead Garden Suburb, Letchworth and Welwyn Garden City - not perfect, but popular - green, planned, secure, with gardens, places to play and characterful houses; not just car-dominated concrete grids.”

David Cameron, 2012

Town and Country Planning Association's view

‘Over the last century the garden city ideals have proven to be outstandingly durable. Today, we still face the primary challenges confronted by early garden city pioneers: meeting our housing shortage, generating jobs and creating beautiful, inclusive places. However, we also have the new challenges of globalised markets and the urgent need to adapt to and mitigate the effects of climate change.

With...strong reference towards these principles emerging in the coalition government's policies it is worth re-examining the original vision; garden cities combine the very best of town and country living to create healthy homes for working people in vibrant communities. The garden cities were fired by a sense of idealism and enthusiasm, with numerous voluntary organisations. Today, we can go further. Creating garden cities can provide the opportunity and the economies of scale to truly fulfill the ambitions of sustainable development by delivering multiple benefits including social housing, zero carbon design, sustainable transport and local food sourcing.

New communities also offer a powerful opportunity to introduce governance structures that put people at the heart of new communities and hand over ownership of community assets’. (TCPA, 2012)

The Garden City principles

‘A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City principles are an indivisible and interlocking framework for their delivery, and include:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

(TCPA, 2016)

The Observer, 24.11.2013 (right)
BBC News December 2014 (below)

BBC Sign in News Sport Weather iPlayer TV Radio

NEWS BUSINESS

Home World UK England N. Ireland Scotland Wales Business Politics Health Education Sci/Env
Your Money Market Data Markets Companies Economy

2 December 2014 Last updated at 13:48 3.4K Share

Bicester chosen as new garden city with 13,000 homes



Bicester is currently best known for its discount retail outlets

Bicester in Oxfordshire has been chosen as the site for the coalition's second new garden city, the government has confirmed.

Up to 13,000 new homes are due to be built on the edge of the town, as part of the coalition's plans to help deal with the UK's housing shortage.

"I can confirm the government is putting its support behind Bicester," a Treasury spokesperson told the BBC.

The measure was announced as part of a National Infrastructure Plan.

"New houses support economic growth and are a crucial element of a fair society, so I've prioritised the investment of almost £2bn to ensure we can build on average 55,000 new homes a year until 2020," the chief secretary to the Treasury, Danny Alexander, said on Tuesday.

Autumn Statement 2014

'Colossal' cuts to come, warns IFS

Cuts warnings 'hyperbolic' - Osborne

Peston: Long slog to mend public finances

Robinson: A pre-election Budget?

theguardian | TheObserver

News Sport Comment Culture Business Money Life & style

News Society Housing

Labour pledges to build five new towns to ease shortage of new homes

New shadow housing minister unveils plans to head off projected shortage of a million homes by 2022

Daniel Boffey, policy editor
The Observer, Sunday 24 November 2013

Jump to comments (206)



Emma Reynolds, Labour's shadow housing minister, in her Wolverhampton constituency. Photograph: Andrew Fox for the Observer

Five new towns will be built in the first five years of a Labour government under plans being drawn up by the party, its new shadow housing minister has claimed. Emma Reynolds said the towns would be built in those areas of greatest need in a bid to tackle a projected shortage of a million homes by 2022, which experts say would force many young people to live with their parents well into their 30s.

The Labour MP for Wolverhampton North East added that in finding sites for the new urban centres the party was aware of the benefits of locating them near the proposed high-speed railway from London to the north-west, known as HS2.

Nick Clegg

Nick Clegg pledges to build new garden cities between Oxford and Cambridge

Lib Dems pinpoint five sites along 'trainbelt of Britain' railway line and accuse Tories of nimby approach to homebuilding

Nicholas Watt, chief political correspondent

Monday 6 October 2014 05:00 BST



301 Shares 217 Comments



Nick Clegg gives Lib Dem plan on garden cities and climate change - video

Nick Clegg is to move on Monday to differentiate the [Liberal Democrats](#) from the Tories on the highly contentious issue of garden cities by pledging to build five new towns along a train line linking Oxford and Cambridge.

The deputy prime minister, who accused the Tories earlier this year of adopting a nimby approach to house building, will say that the plan will help to create an extra 50,000 new homes in an area of intense demand for housing in the home counties.

A coalition row over housing flared up earlier this year after it emerged that the Tories had declined to publish a Whitehall report which [suggested that two new garden cities needed to be built in southern England](#) to relieve pressure on housing.

Most popular



Cheltenham Festival 2015: day two - live!



With Jeremy Clarkson suspended, here's my eco-feminist Top Gear



Cameron and Miliband at PMQs: Politics Live blog



Apple Watch: are you feeling the terror? | Julian Baggini



Jeremy Clarkson brushes off BBC decision to pull Top Gear

This time around...nothing in any of the Manifestos this time round explicitly about garden cities, villages or towns, but....

Conservatives: ‘Beautiful, high-quality homes. We will ask every community to decide on its own design standards for new development, allowing residents a greater say on the style and design of development in their area, with local councils encouraged to build more beautiful architecture.’

Labour: ‘Labour will set up a new English Sovereign Land Trust, with powers to buy land more cheaply for low-cost housing. We will use public land to build this housing, not sell it off to the highest bidder.... We will make brown field sites the priority for development and protect the green belt.

Lib Dems: Require all new homes and non-domestic buildings to be built to a zero-carbon standard (where as much energy is generated on-site, through renewable sources, as is used), by 2021, rising to a more ambitious (‘Passivhaus’) standard by 2025....Amend planning rules to promote sustainable transport and land use...Reform planning to ensure developers are required to provide essential local infrastructure from affordable homes to schools, surgeries and roads alongside new homes.

This time around...nothing in any of the Manifestos this time round explicitly about garden cities, villages or towns, but....

Green party: noting specific on garden cities but quite a lot about gardens and urban food growing. And a fair bit on planning...including....

Establish a Land Commission to investigate the effects concentrated land ownership is having on food and farming systems, housing, local economies, cultures and livelihoods. This Commission will be introduced alongside a new Land Value Tax (see 'Reforming property taxes' section below), which will help ensure that all land is taxed fairly.

We will change the planning system to prevent building on floodplains, to further reduce the flooding risk communities face.

Give councils the power to set their own housing targets, and to strike the right balance between local housing need and the need to preserve the local environment.

Expand the powers of councils to prevent land banking through mechanisms including charging developers who sit on land where permission has been granted

Brexit Party: no manifesto

Majority of Britons welcome the idea of new garden cities says, large scale attitude survey

Three-quarters of Britons think that it is a good idea to build new garden cities to help meet Britain's housing need, according to a national poll commissioned by the Wolfson Economics Prize, which this year is being awarded for the best ideas on how to deliver new garden cities.

And in a surprise result, the poll findings overturn conventional wisdom by showing that support for new garden cities is stronger among older people, homeowners, those in rural areas, and Conservative and UKIP voters, than among the population generally. Over two thirds of the public also said that building new garden cities would better protect the countryside from development than the alternatives for delivering the housing we need.

The findings come in the wake of Bank of England Governor Mark Carney's comments about the need to build more housing in order to tackle unsustainable house price inflation, and ahead of the announcement of the finalists for this year's £250,000 Prize.

The poll of over 6,000 people, carried out by respected polling organisation Populus in May 2014, is the first-ever large scale survey of attitudes towards garden cities. Populus found a huge groundswell of support for garden cities and a clear understanding of the role that garden cities could play as a means of solving the country's housing shortage:

- 72% of those asked agreed that there is a serious shortage of good housing in Britain which people like them could afford – only 19% disagreed.
- 74% of those asked agreed that it is a good idea to build new garden cities to help meet Britain's need for more housing – only 13% disagreed.

An encouraging 79% of over-65s agreed that it is a good idea to build new garden cities, a figure higher than the average for the population as a whole; and the older the respondent, the stronger the support they gave.

Support for the principle of garden cities was strongest in London, the South East and the West Midlands, though regional variations were not particularly strong.

Garden cities (and garden villages) are back on political agenda

- Ebbsfleet Garden City, Bicester 'Garden Town' most developed initiatives, range of other projects now underway around the country
- Question mark over scale needed to respond to argued housing crisis
- Local impacts and issues

http://www.gardencitiesinstitute.com/sites/default/files/documents/garden_city_perspectives_final_web_1.pdf



help solve the housing crisis and empower local communities

Sep 23, 2015



Large number of garden villages seen as one possible response

Our report *Garden Villages* recommends a network of new village communities in predominantly rural areas to help solve the housing crisis. It suggests that if each and every one of the 200 mainly rural councils built a new garden village, then a million homes could be built in England over 10 years – many affordable.

The crucial aspect of the proposal is that it's a localist solution. It does not involve any of the top down imposition on councils from Whitehall of the post war New Towns. Local councils themselves would decide whether they want a garden village or not. This chimes with the government's ideal of housing growth through localism, embodied in its National Planning Policy Framework.

What would be in it for councils? Well, meeting housing needs with a garden village would enable councils to rule out other unwanted development on appeal; for example, a vast (and probably politically toxic) housing estate on the edge of an existing community – on the grounds it has met its housing obligations. Garden villages would not necessarily have to be built in the greenbelt either.

We recommend giving councils power under the New Towns Act to designate a garden village. Crucially, this would allow the council to acquire the land cheaply at current use value, which is a fraction of the cost of land with planning permission, with the backstop of a compulsory purchase order (CPO) if necessary. The increase in the value of the land resulting from planning consent would then be used to pay for the new garden village's infrastructure, high specification housing design, affordable housing and a rich provision of social amenities.

Have also been some quite radical ‘in theory’ proposals...



As of early 2017, there were new garden villages and towns ‘in the works’ (promising 200,000 new homes)

Currently around 14 new garden villages proposed for development in UK:

- Long Marston in Stratford-upon-Avon
- Oxfordshire Cotswolds, West Oxfordshire
- Deenethorpe in Northamptonshire
- Culm in Devon
- Welborne in Hampshire
- West Carclaze in Cornwall
- Dunton Hills in Essex
- Spitalgate Heath in Lincolnshire
- Halsnead in Merseyside
- Longcross in Surrey
- Bailrigg in Lancaster
- Infinity Garden Village in Derbyshire
- St Cuthberts in Cumbria
- Handforth in Cheshire

There are three new garden towns which will be in:

- Buckinghamshire (Aylesbury area)
- Somerset (Taunton area)
- Essex-Hertfordshire border (Harlow and Gilston)
- Govt recently proposed to re-open some ‘Beeching’ closure rail lines and put garden villages here

Source: <http://www.bbc.co.uk/news/uk-38486907>

[Home](#)

Independent report

Creating space for beauty: interim report of the Building Better, Building Beautiful Commission

Interim report on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

Published 9 July 2019

From: [Ministry of Housing, Communities & Local Government](#)

Applies to: **England**

Documents



[Creating space for beauty: interim report](#)

PDF, 1.47MB, 94 pages

This file may not be suitable for users of assistive technology. [Request an accessible format.](#)

Related content

[Urban Design Compendium](#)

[National design guide](#)

[Heritage speech by the Housing Secretary](#)

[Future High Streets Fund: call for proposals](#)

[MyTown campaign](#)

Source:

<https://www.gov.uk/government/publications/creating-space-for-beauty-interim-report-of-the-building-better-building-beautiful-commission>

Part Seven: Some Hertfordshire examples and research

Garden Village proposals on edge of Hatfield

<http://www.gascoynececil.com/symondshyde/>



Chance to have your say on Hatfield housing schemes

16:48 01 February 2016 By editor Terry Mitchinson



Gascoyne Cecil, Stanboroughbury

Plans put forward for two housing developments in Hatfield will be the subject of a series of extensive workshops which begin tonight



Proposed garden suburb on edge of Welwyn

“The studio’s ‘Birchall Garden Suburb’ visioning statement and masterplan was influenced by Ebenezer Howard’s and Louis de Soissons’ original 1920s designs for the city. The masterplan features a large landscaped area outdoor alongside 2,500 new homes. The scheme includes a park, wildlife corridor and tree-lined streets in a bid to increase biodiversity. Direct public transport and cycle routes would link the development to the existing Welwyn Garden Suburb district”

David Lock and Associates





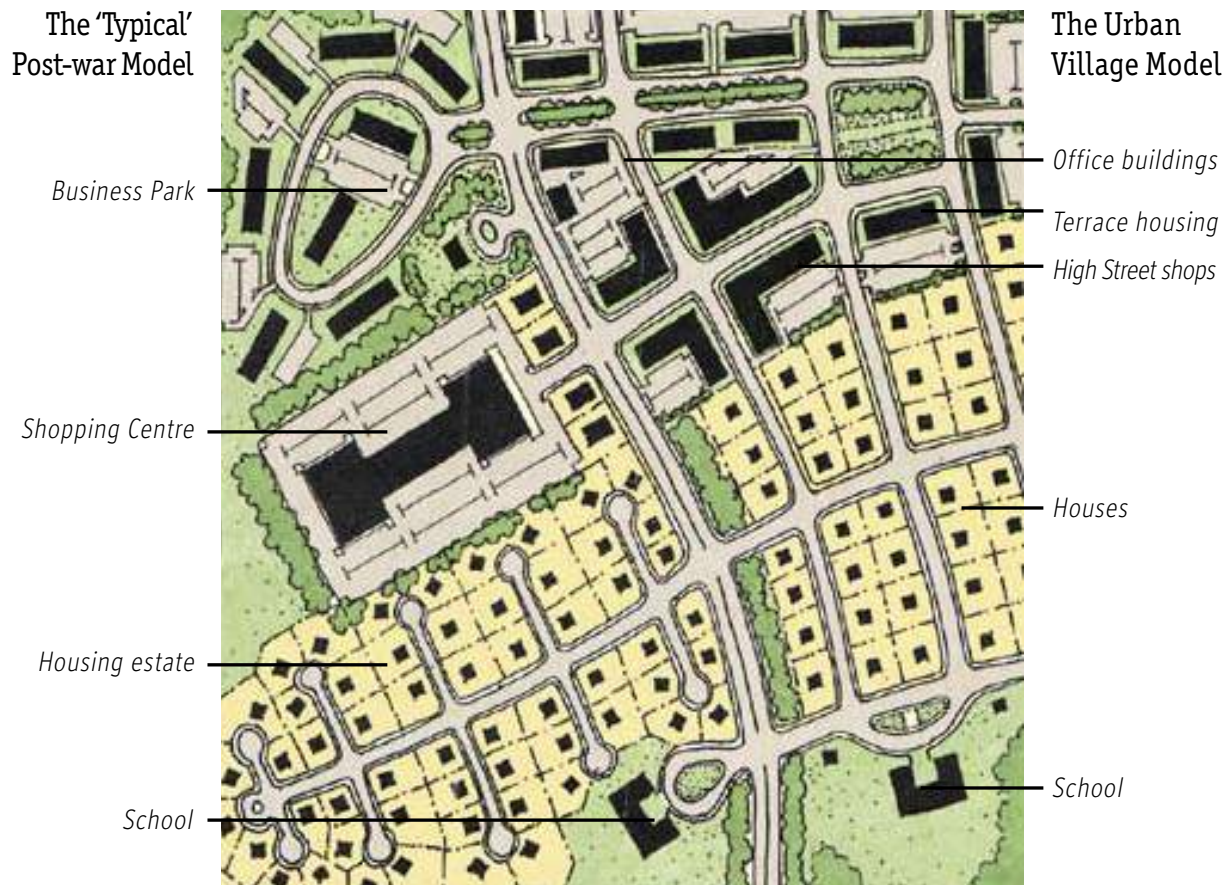
HERTFORDSHIRE GUIDE TO GROWTH-2021 HOW SHOULD THE COUNTY GROW?

Garden cities revived - explored theoretically through
The Hertfordshire Guide to Growth (2008)

[https://www.herts.ac.uk/_data/assets/pdf_file/0020/10289/
herts-charrette-guide-to-growth_02-12-2008.pdf](https://www.herts.ac.uk/_data/assets/pdf_file/0020/10289/herts-charrette-guide-to-growth_02-12-2008.pdf)

DRAFT

Based on an 'urban village' model rather than a neighbourhood unit/New Towns model of development



The diagram to the left depicts two models of growth, the post-war suburban pattern, which is currently common within the County and the 'Urban Village' pattern, which has numerous historic precedents in Britain.

The suburban model (depicted on the left side), features cul-de-sacs and collector roads which rarely connect to the greater network. Shopping centres and office parks exist as isolated entities, with separate access to the main roads and no direct connections to the nearby residential areas. Landscaping is not continuous throughout the development, with trees primarily serving as buffers. This approach to development isolates the housing and can lead to an unwarranted dependence on the car. The Urban Village model (depicted on the right side) accommodates a similar number of residential and commercial units. Housing is accommodated on a network, which offers residents alternative routes to most destinations. Retail and offices are allocated within a high street. This approach to development not only lessens dependency on cars; it can foster a sense of community and local identity.

Future growth scenarios including a stand alone garden city option (6)

SIX GROWTH SCENARIOS

The strengths and weaknesses of each Scenario are analysed in the following sections.



1 CONTINUING EXISTING TRENDS

Growth continues at its existing rate and pattern, with the housing primarily on smaller sites wherever found.

This Scenario advocates the status quo, proposing that the County continue with its current approach, developing plots of all kinds as opportunity arises.



2 BROWNFIELD & GREYFIELD SITES

Some of the housing is placed on large previously developed or underutilised sites.

This Scenario advocates the development of both industrial brownfield sites, and commercial car parking sites, or 'greyfields.'



3 TRANSPORT-ORIENTED DEVELOPMENT

Some of the housing is placed along transportation nodes.

This Scenario proposes the development of housing within walking distance to existing rail and bus stations. This will require the radical intensification of existing areas.



4 SETTLEMENT EXTENSIONS

Some of the housing is attached to the edges of existing settlements on Green Belt land.

This Scenario proposes the distribution of new housing on the boundaries of existing settlements of all sizes, including towns, villages and hamlets.



5 SATELLITE (GARDEN) VILLAGES

Some of the housing is assigned to new villages in proximity to existing settlements.

This Scenario envisions the development of new settlements of a small scale, some of which would provide an opportunity for farming and agriculture.



6 STAND-ALONE GARDEN CITY

The majority of the housing is assigned to a new Garden City on the existing rail network.

This Scenario proposes the development of one major new settlement to accommodate most of the new housing, along with the jobs, infrastructure and amenities to support them.

Herts Guide to Growth noted...

“Indeed, a New Town of 100,000-140,000 dwellings could absorb the growth of Hertfordshire well into the mid-century. There is a long history of New Towns in Hertfordshire. The County is home to the first and best known garden cities in the world, Letchworth and Welwyn, as well as several of the most important New Towns from the postwar period. Whilst the garden cities have been judged successful, the New Towns are not necessarily considered to be so, and have damaged the reputation of New Towns as desirable Scenarios for growth. Nevertheless a new town on a revised model, incorporating all that has been learned, should be considered as it would have many positive consequences.”

The Hertfordshire Guide to Growth (2008)

Wolfson Prize proposals...

ft.com > UK >

Politics & Policy

Search

Home UK **World** Companies Markets Global Economy Lex Comment Mi

Africa Asia-Pacific Europe Latin America & Caribbean Middle East & North Africa UK **US & Canada**

November 14, 2013 9:34 am

Lord Wolfson offers £250,000 prize to design garden city

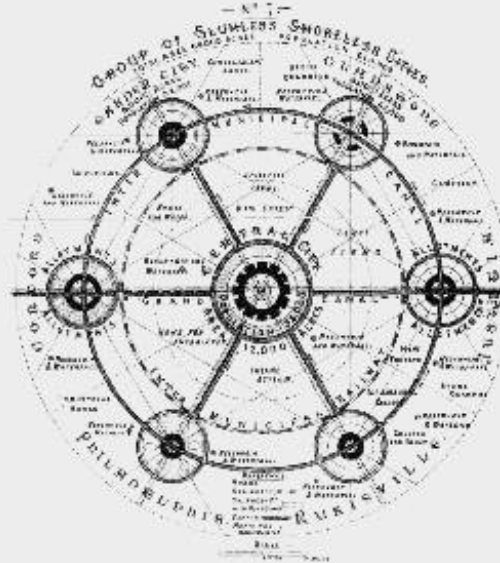
By John Aglionby



A year after gathering ideas on how a eurozone country could leave the single-currency bloc, the organisers of the [2014 Wolfson Economics Prize](#) are plunging into Britain's highly politicised ...

EDIT
UND
ECO

The Financial Times, 14.11.2013



WOLFSON ECONOMICS PRIZE 2014

How we would deliver a new Garden City which is visionary, economically viable, and popular

Susan Parham - University of Hertfordshire,

Anthony Downs - Gascoyne Cecil Estates, Pablo Fernandez and Gavin Murray - Brooks Murray Architects

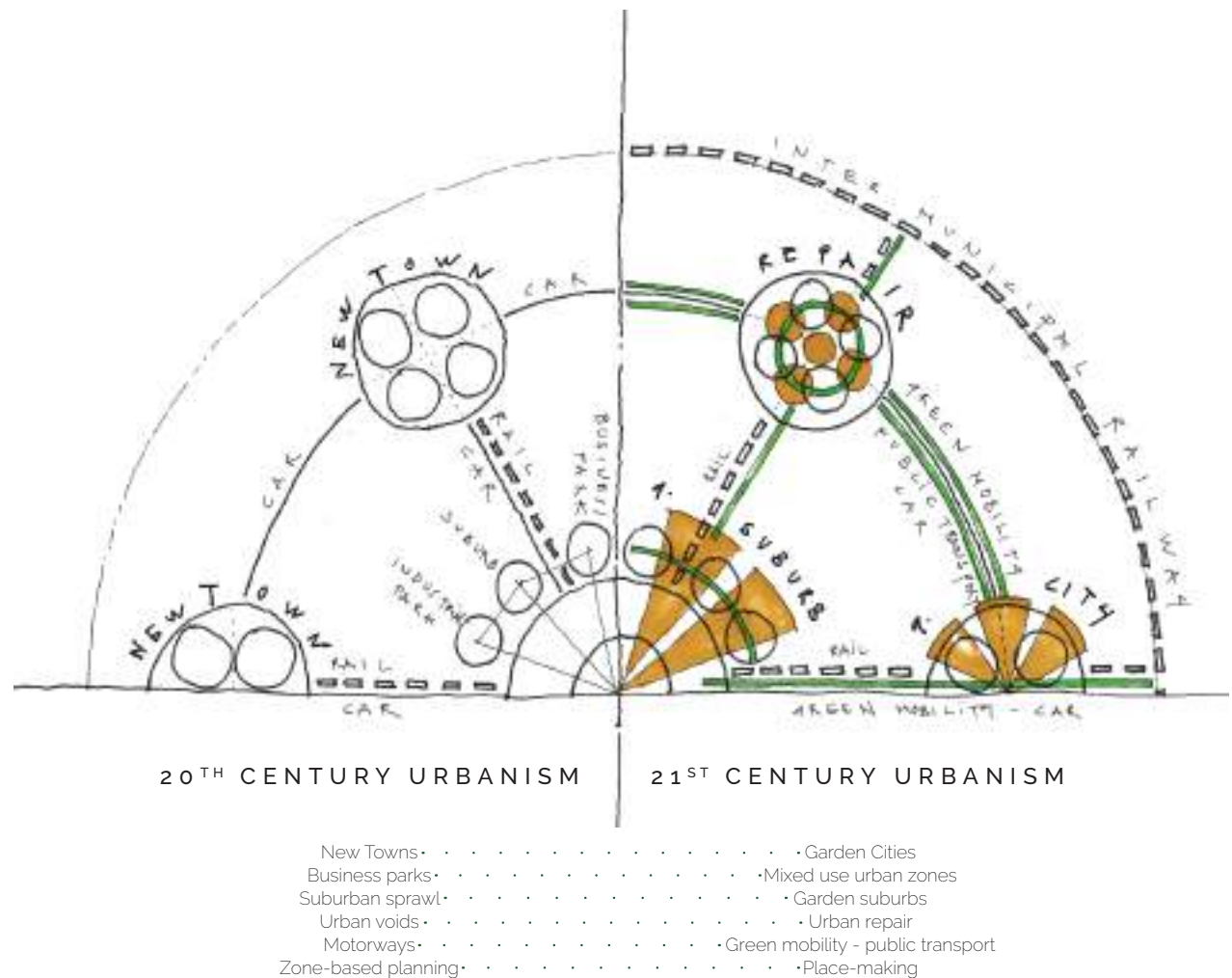
Downloadable from <http://www.uh-sustainable.co.uk/planning/exploringGardenCities.php>

Contrasting 20th and 21st century urbanism...

We do need to increase housing supply but 'business as usual' or technical fixes hasn't worked to deliver exceptional, prosperous places

Instead have blighted edges of lots of British towns with poor quality development that sprawls into countryside

Garden City model offers alternative solution that can reflect unique regional and local placemaking circumstances



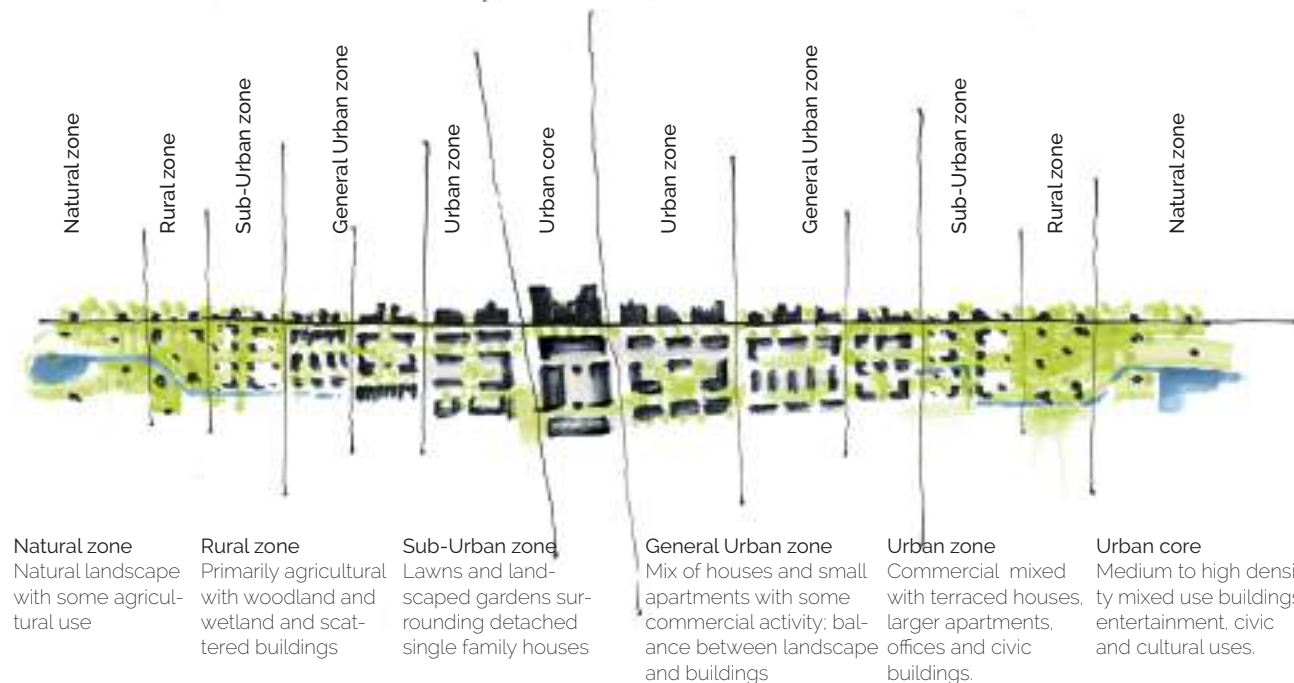
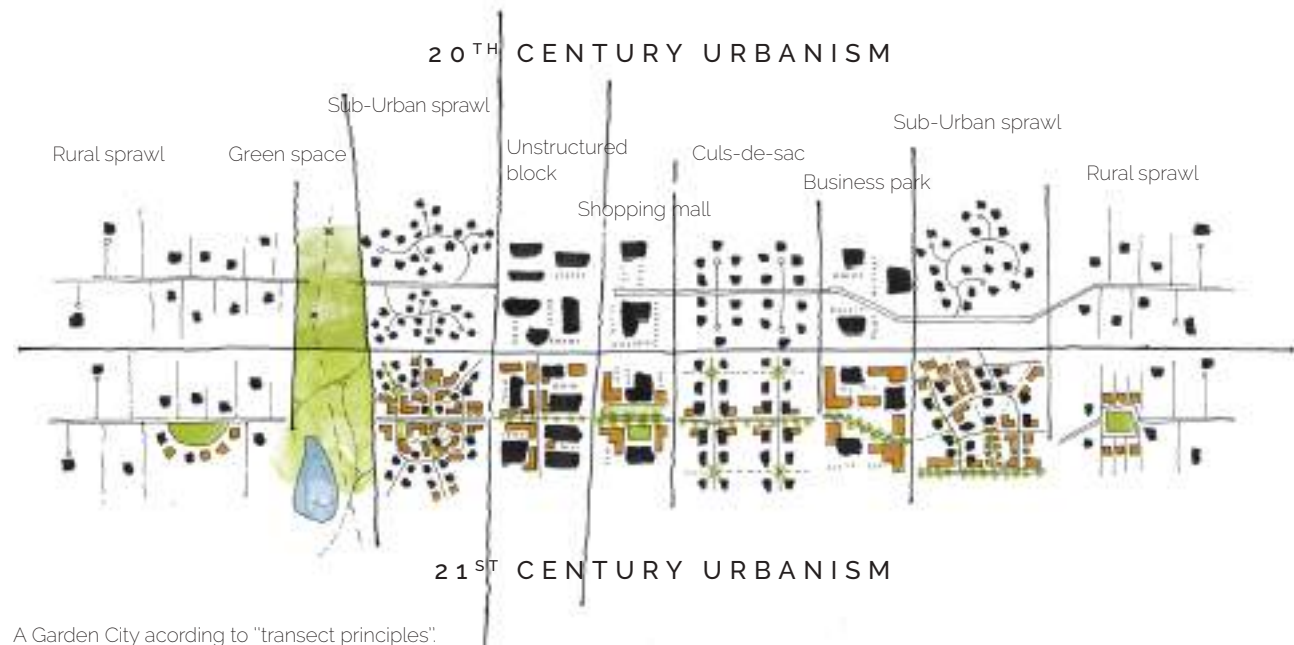
Placemaking aspects

Any new Garden City should start with Ebenezer Howard's design principles

Also benefit from masterplanning, mixed use, avoid 'dormitory' approach

Based on 'transect' approaches

Backed with design codes and pattern books that reflect 21st century elements like communications technologies and low carbon production



This urban-to-rural transect hierarchy has appropriate building and street types for each area along the continuum.

Part Eight: Considering Poundbury and other examples of successful urbanism. Implications for Dorchester 2050

Are examples of building New Towns in a Garden
City sympathetic mode round the country

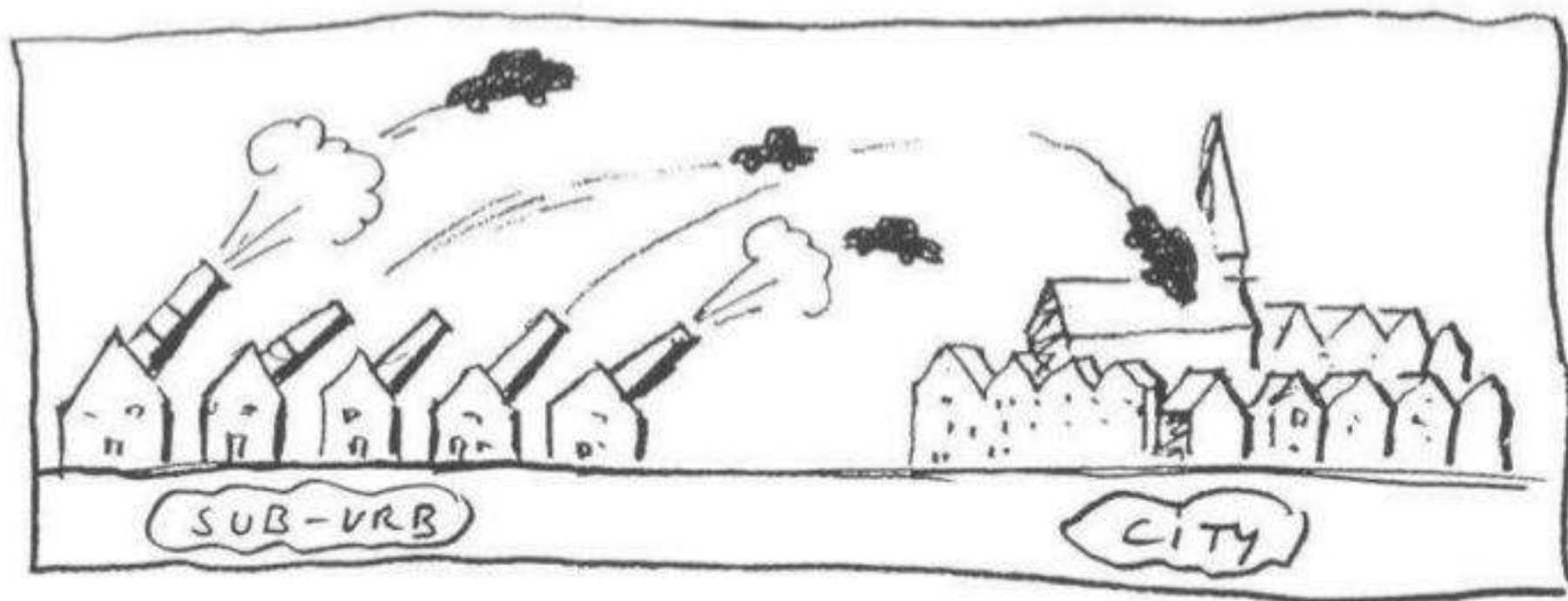


Geddes Street, Chapeltown



Liddell Place, Chapelton of Elsie

NOT THE CAR BUT THE SUBURBAN HOME IS THE DEADLY WEAPON



DAILY SUBURBAN MORTARFIRE AGAINST URBAN CENTERS

Leon Krier

Genealogy of the House

30 A.D.



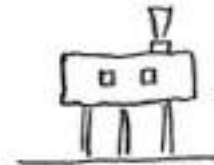
1030 A.D.



1830 A.D.



1930 A.D.



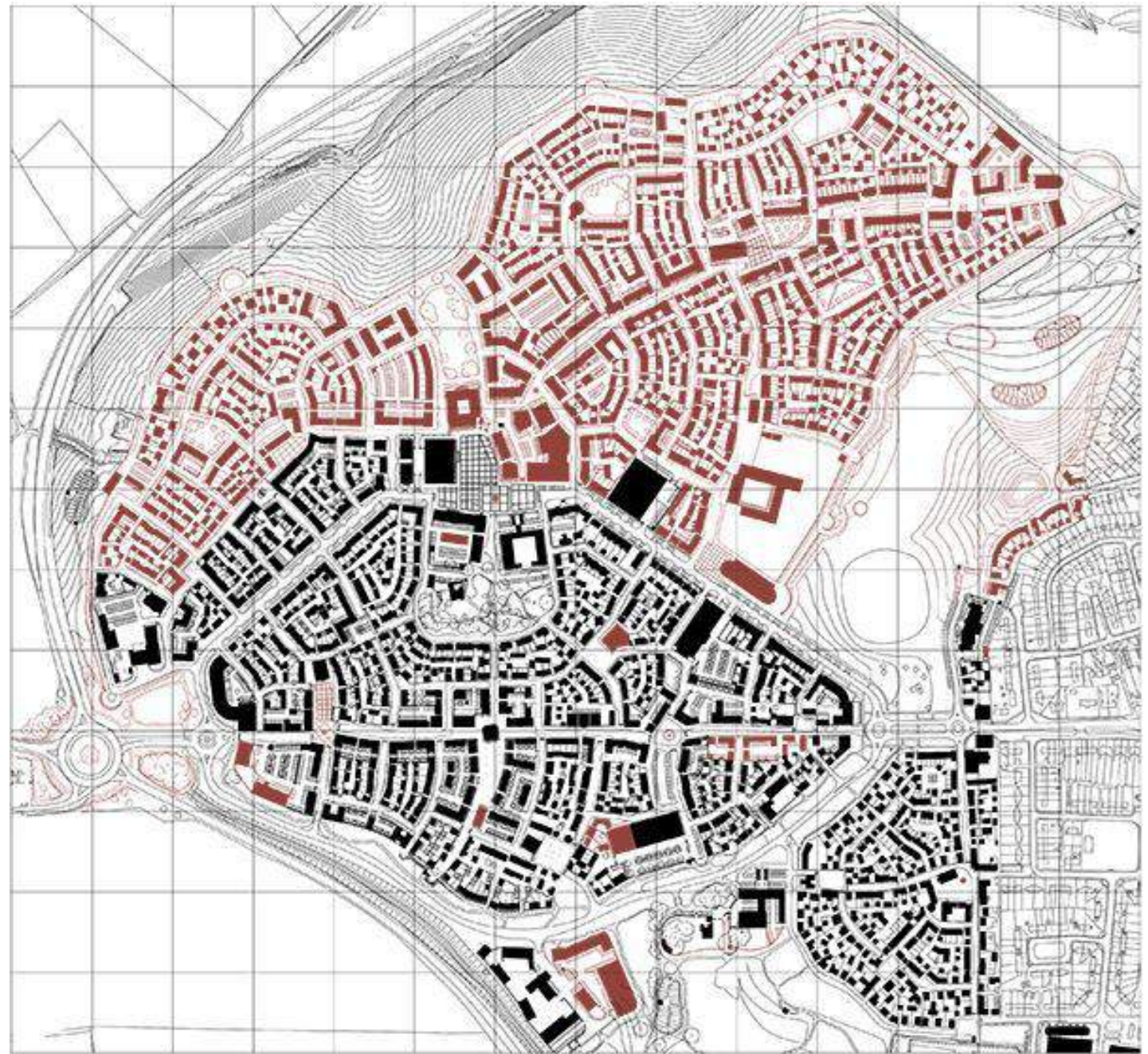
2030 A.D.



TEMPORARY REFUSAL of the ARCHETYPE

Leon Krier

Leon Krier
masterplan of
Poundbury



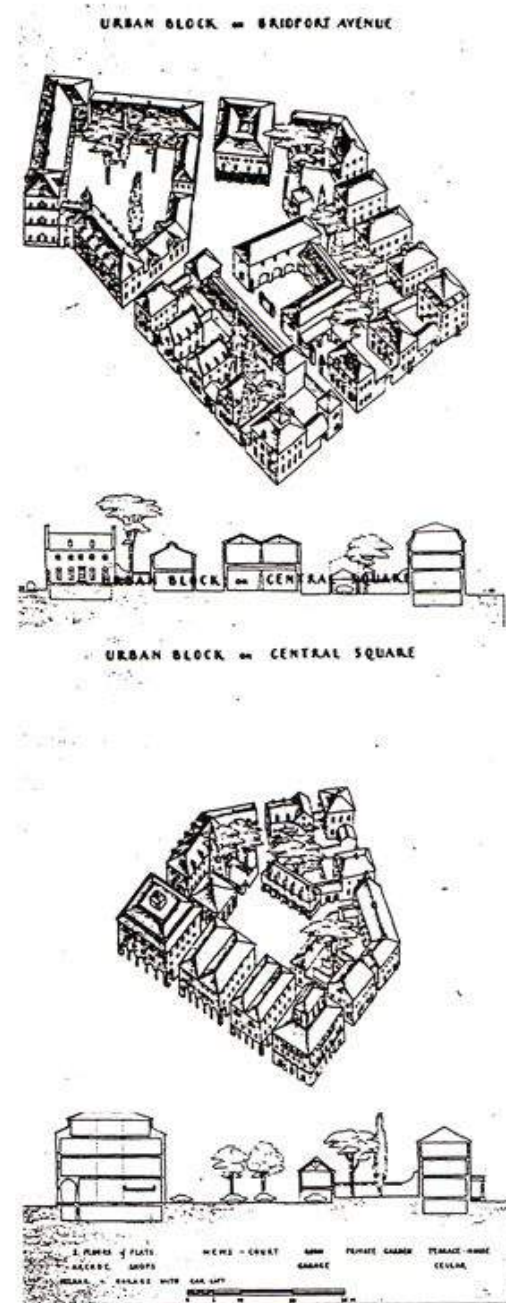
Date: 16-IV-2013

LEON KRIER
MASTERPLANNER

Echelle: 1:2000

SQUARE and TOWER as Central FOCUS

FIRST PHASE











Source for following photographs: Dr Matthew Hardy









Examples like Poundbury and Chapelton of Elsie show what can be done

Several identical factors at work at each of these sites: an interested landowner, a clear vision, a committed leadership team, strong and ongoing community engagement, pragmatic target driven programming

Can Dorchester 2050 achieve that kind of result?

What needs to happen to bring that about?

Thank you!

Susan Parham

s.parham@herts.ac.uk