



Growing existing  
communities

# **An holistic approach**

March 2010

Sir Terry Farrell

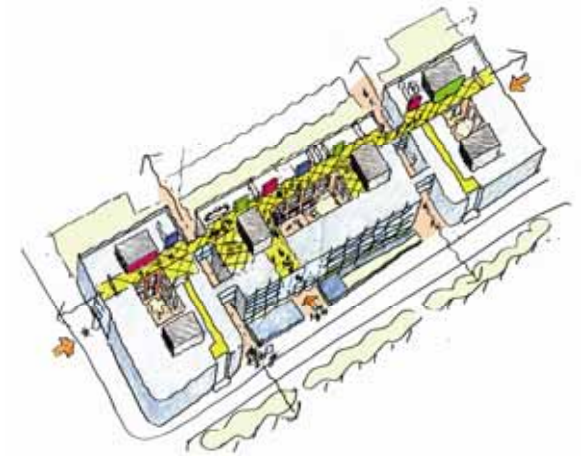
# Credentials



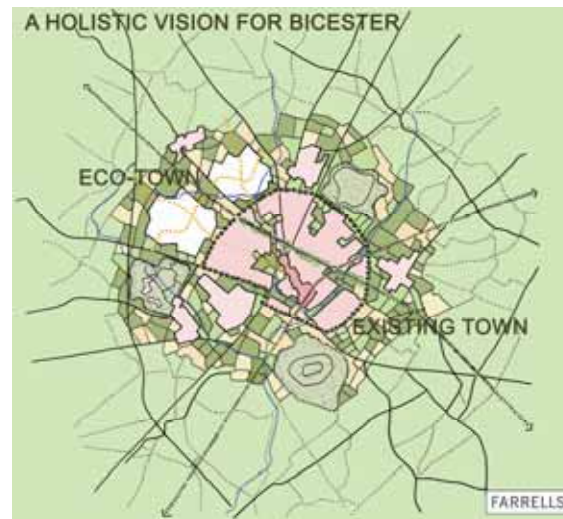
Henley Royal Regatta



Newcastle Quayside



Charing Cross



Bicester Masterplan



Home Office

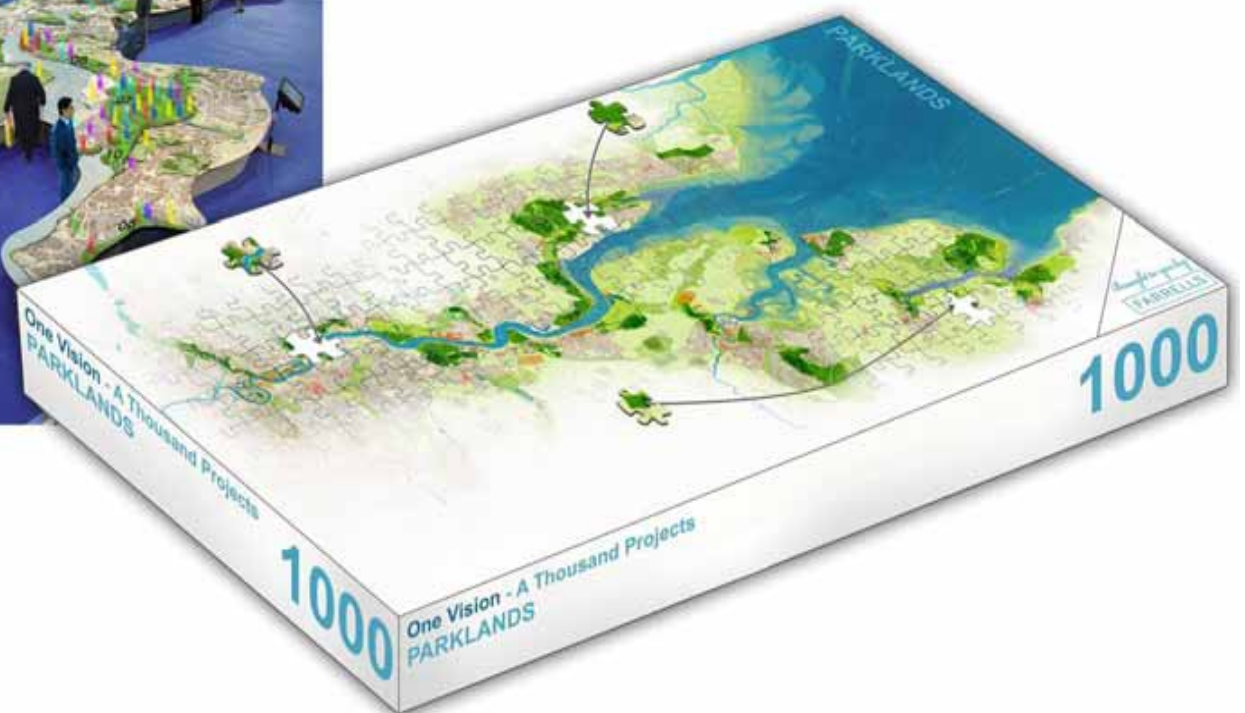


# Parklands: One Vision – A Thousand Projects

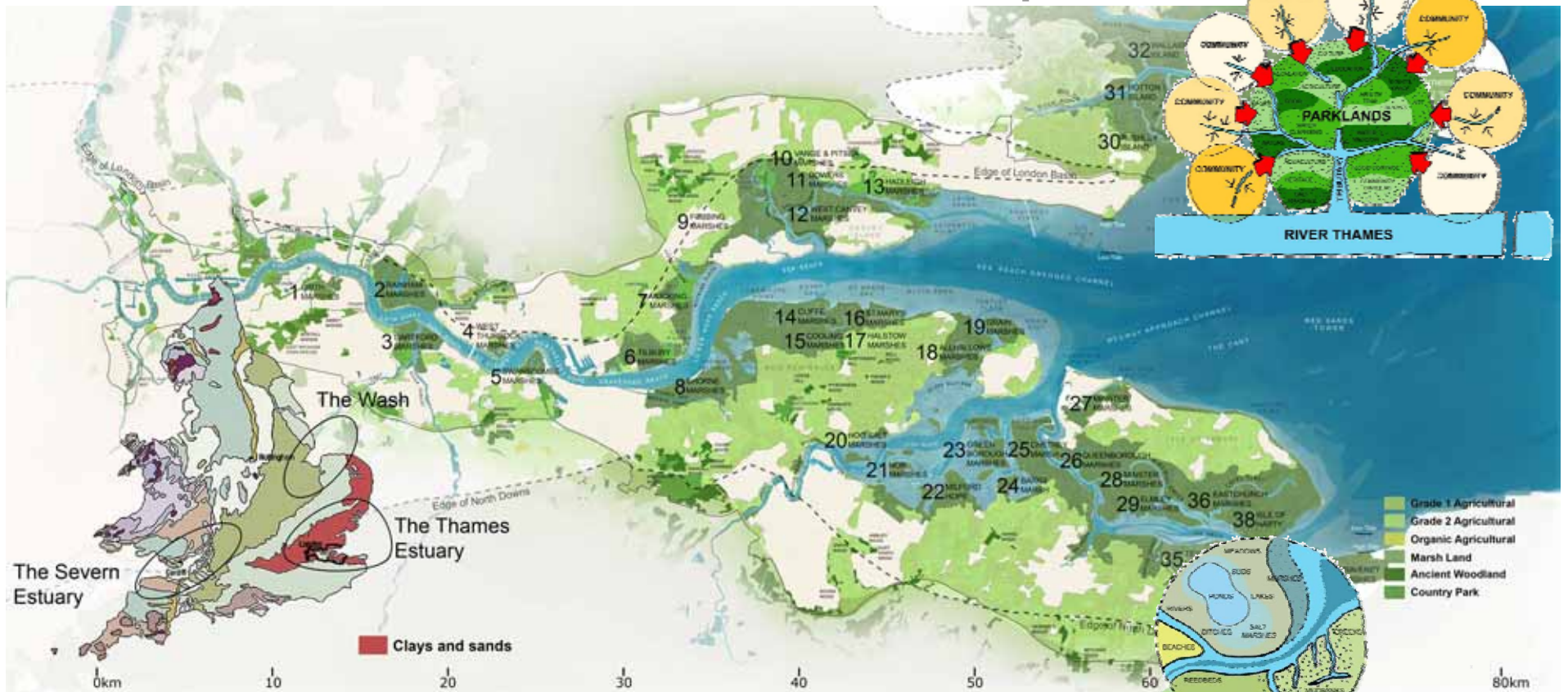
A world class regeneration project which can be implemented by local people over time



*Our work has revealed many hundreds of landscape projects underway locally – our task has been to put these pieces of the jigsaw together to form one picture on the box ... the Parklands Vision*



# Parklands is one coherent place



## A Natural Landscape





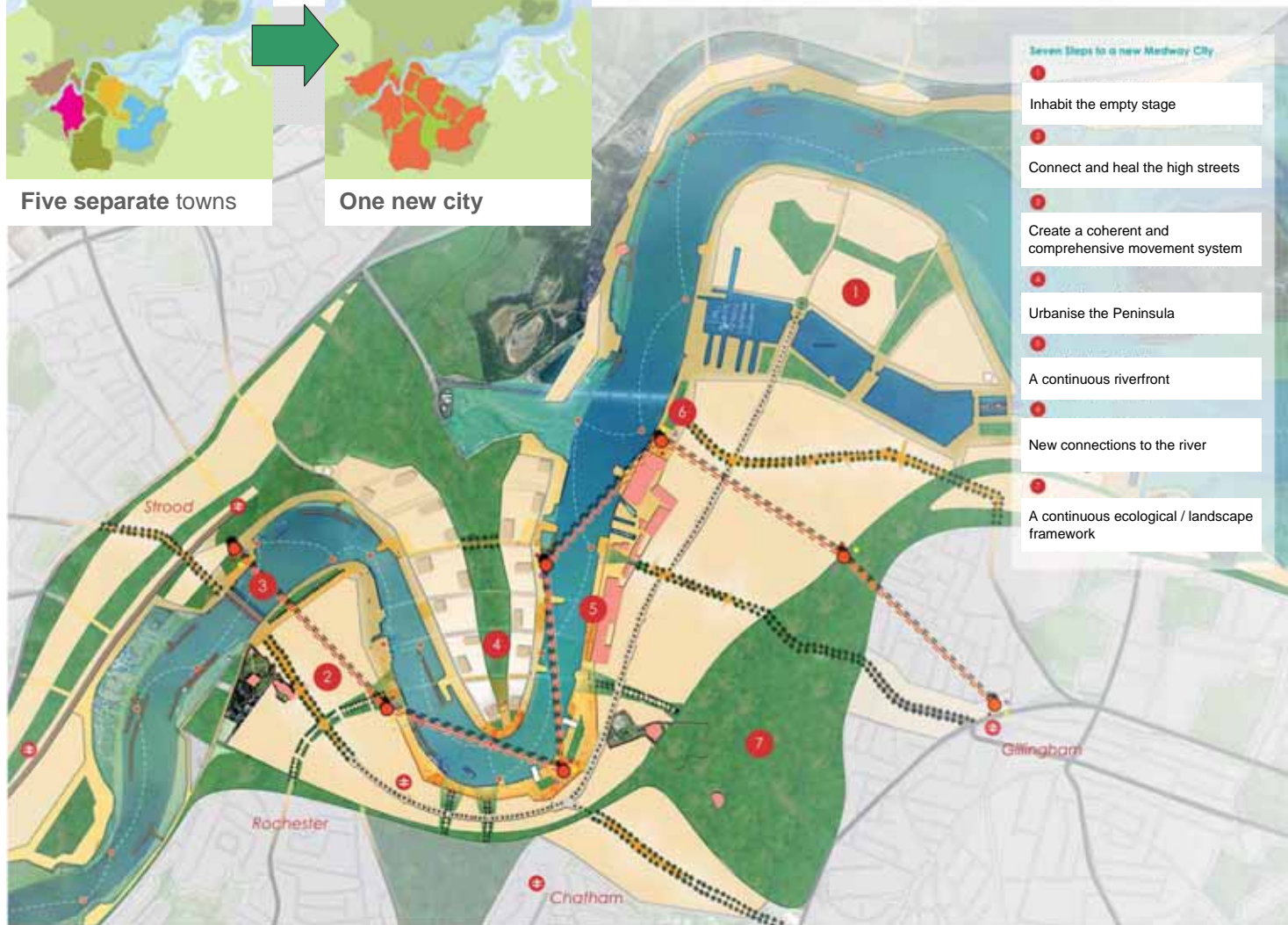
# Five towns make a City, Medway



Five separate towns



One new city



## Seven Steps to a new Medway City

1. Inhabit the empty stage
2. Connect and heal the high streets
3. Create a coherent and comprehensive movement system
4. Urbanise the Peninsula
5. A continuous riverfront
6. New connections to the river
7. A continuous ecological / landscape framework



Continuous public realm



Connect the high streets

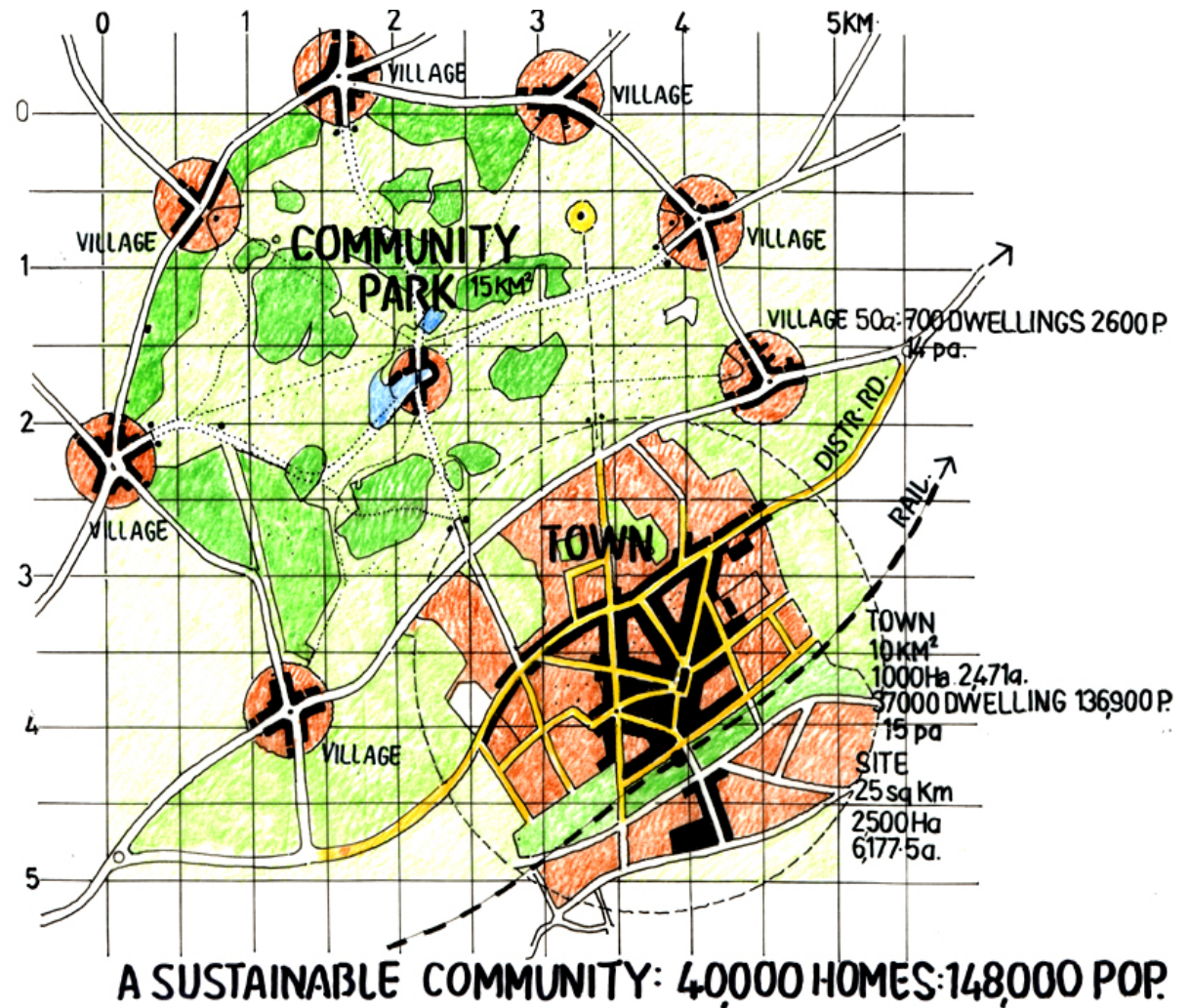


Continuous ecological framework



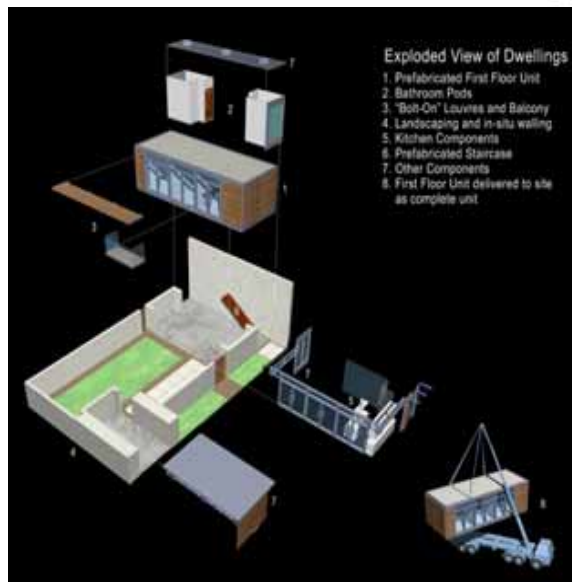
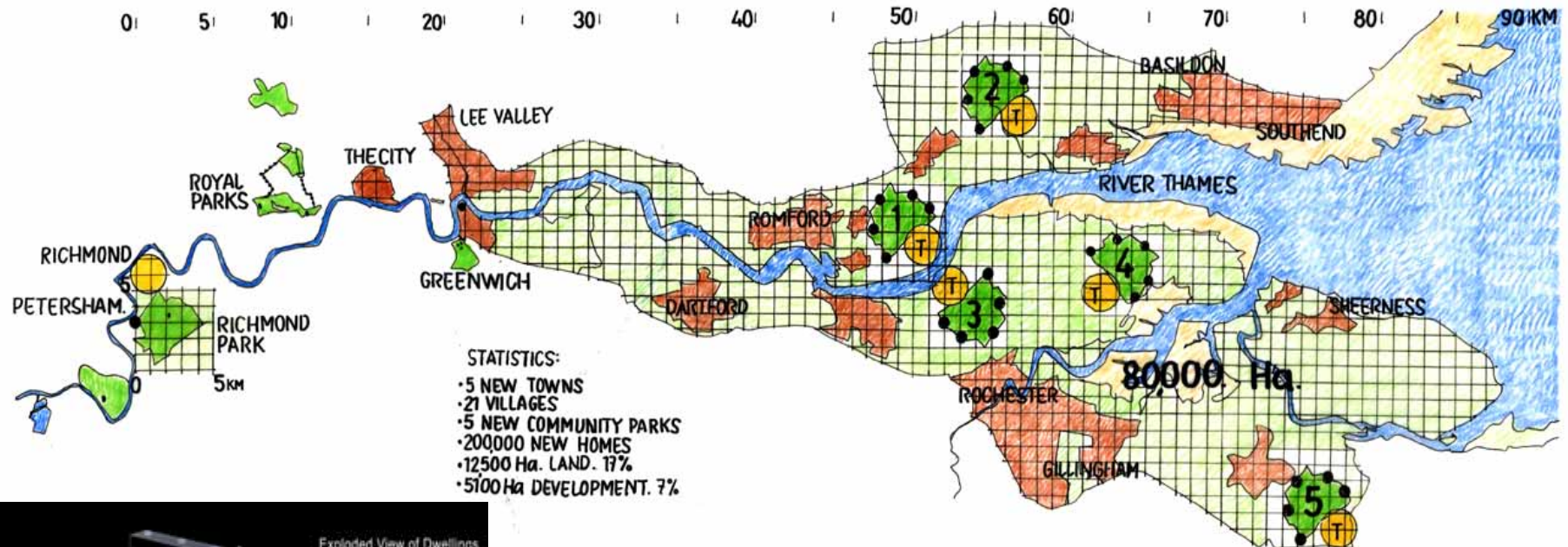
Integrated water transport

# Growing the existing communities





# Growing the existing communities



# South East Region - Thames Valley





10 principles  
for growing  
existing  
communities

# 1 Landscape should be the primary infrastructure





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Existing Topography



Settlement Patterns



Water Courses



Roads, Tracks and Paths



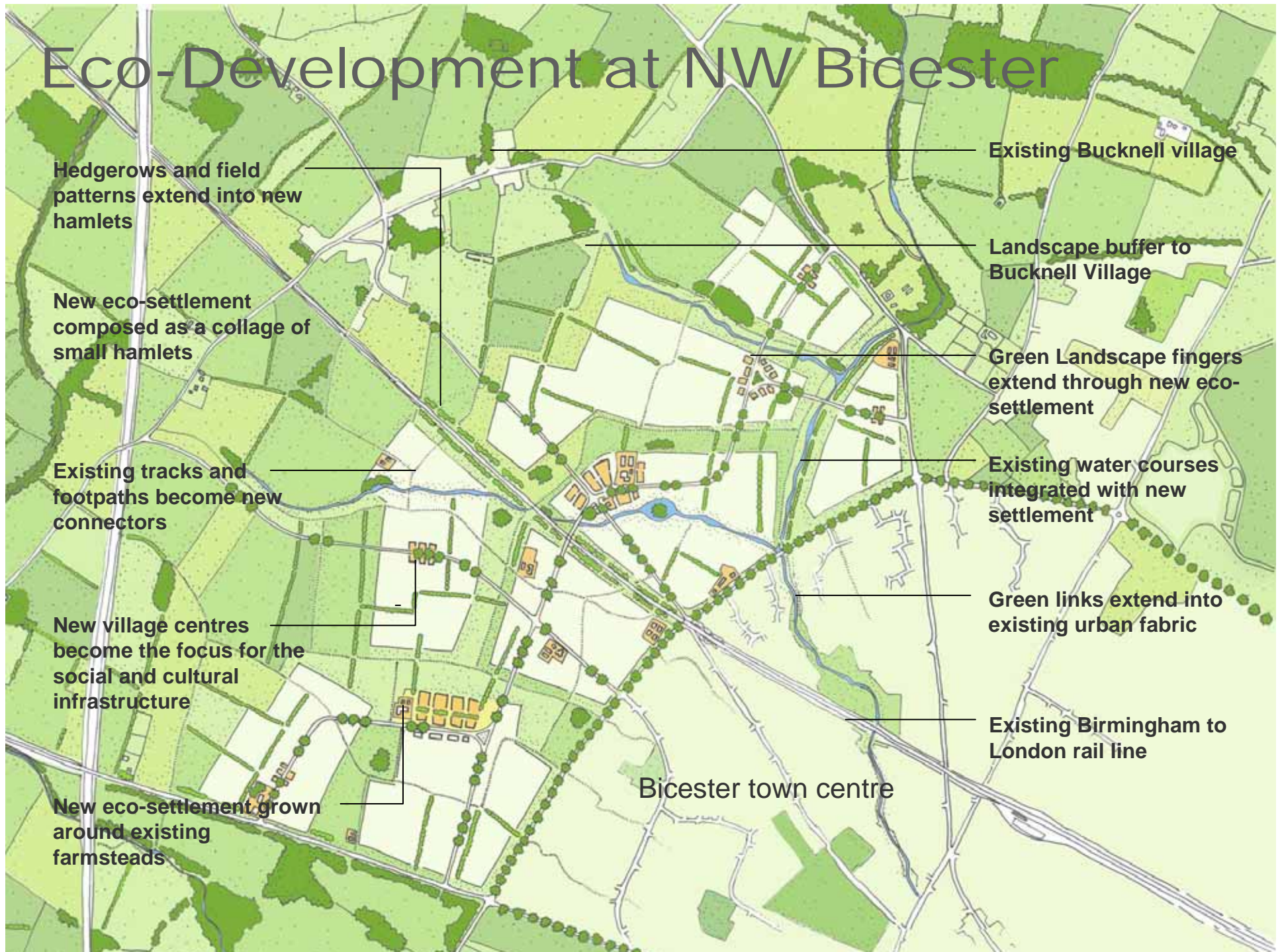
Woodlands and Hedgerows



Field Patterns



# Eco-Development at NW Bicester





## 2 New buildings must fit in with the context and the character of a place.



Whitney Oxfordshire



Courtyard Housing  
Petersham



Affordable housing Watford



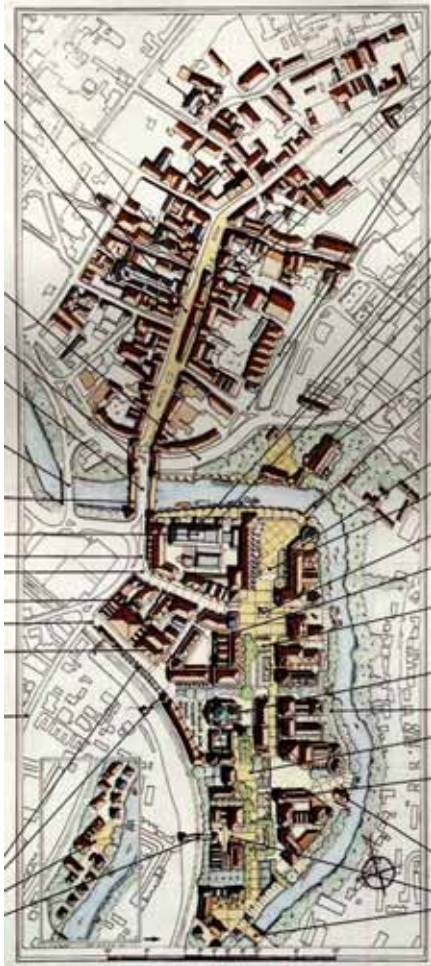
Woodland-house  
Philadelphia



Green roof



### 3 There must be continuity following the shape, pattern and form of what's there.



Masterplan for Lockmeadow  
Maidstone



Poundbury Dorchester  
The Prince's Foundation





# 4 Disaggregation not mass housing; Infill with a mix of character, styles and scale.



Woodlands

Stream and Riverside



Open Agricultural Land



Regenerating former Agricultural Buildings

# 5 Phasing – each phase should be complete within itself.



Existing Farm



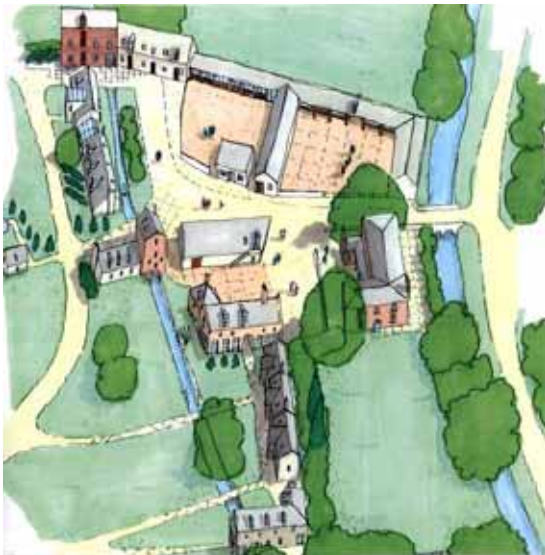
... to Hamlet



... to Village



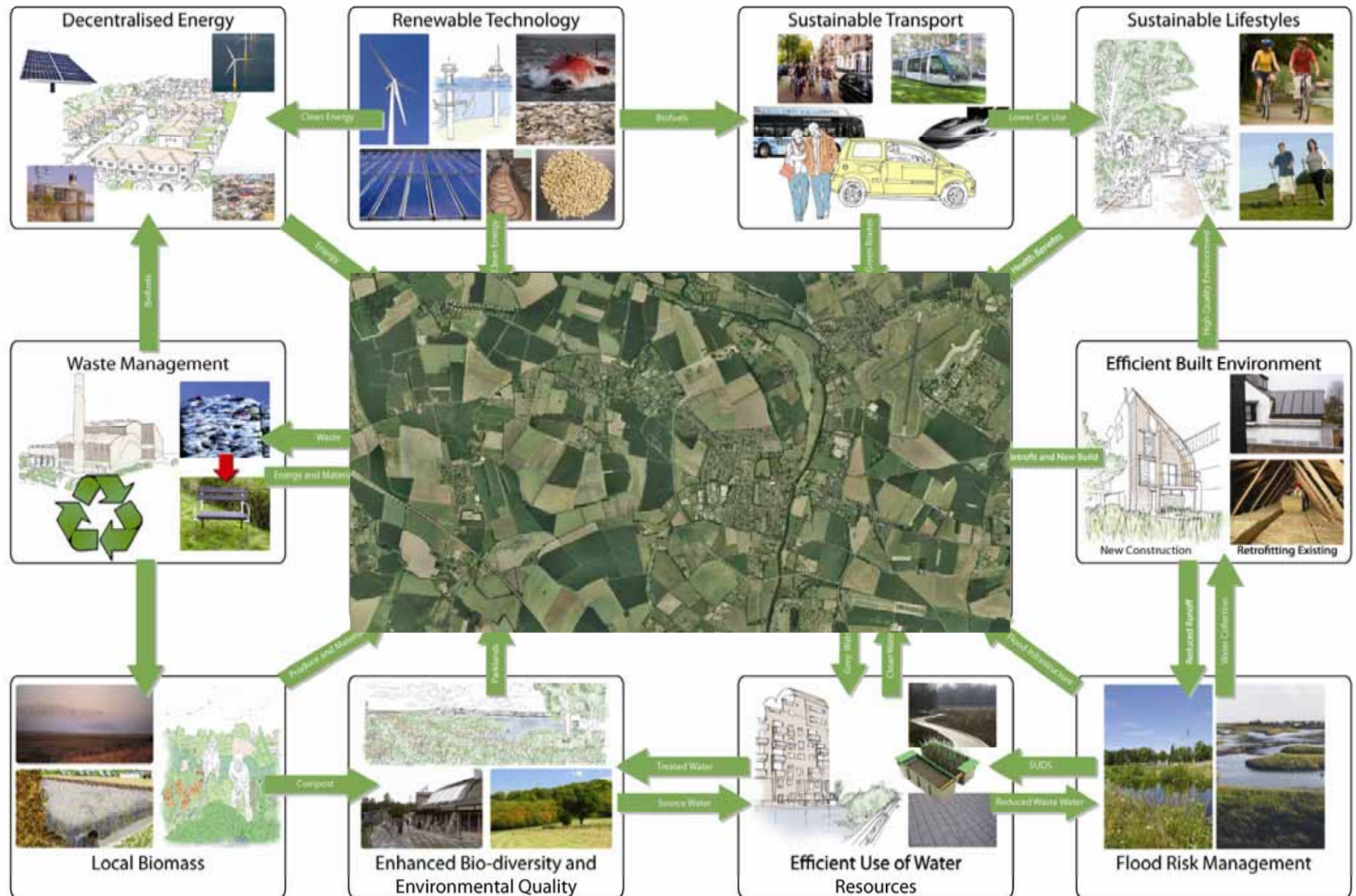
... to Eco-development



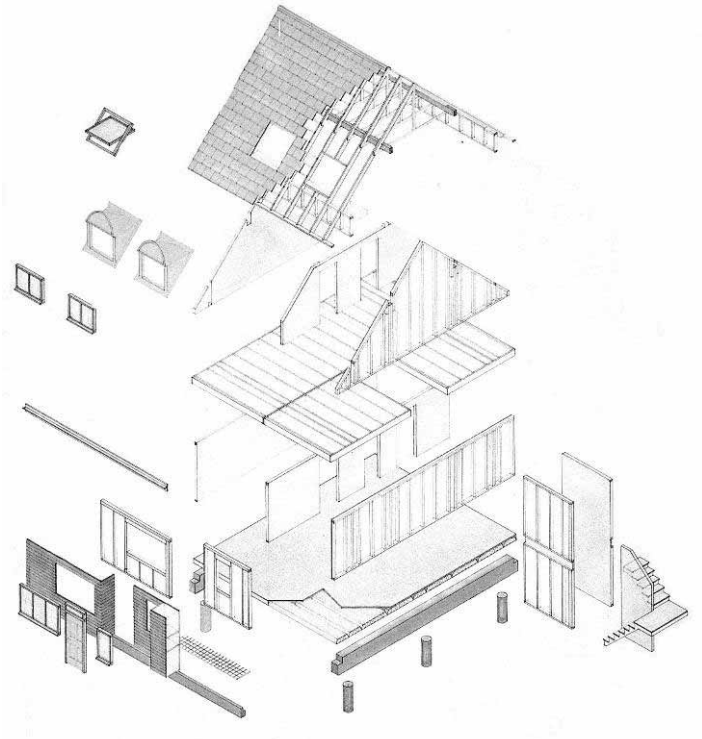
Growing the existing settlement pattern



# 6 Sustainability should be fundamental.



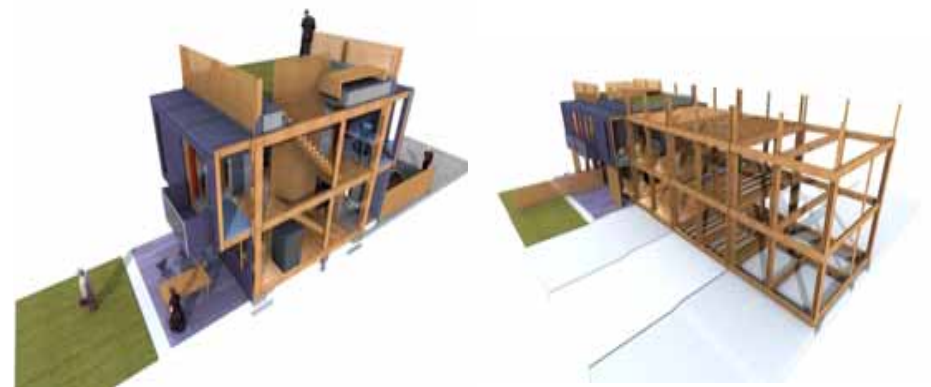
# 6 Sustainability should be fundamental.



Eco-house Warrington



Sunnyside-up



Modular framing system



# 7 Architectural quality – secure good design through to the detailed design.

Monkwell Square



Villa Jones

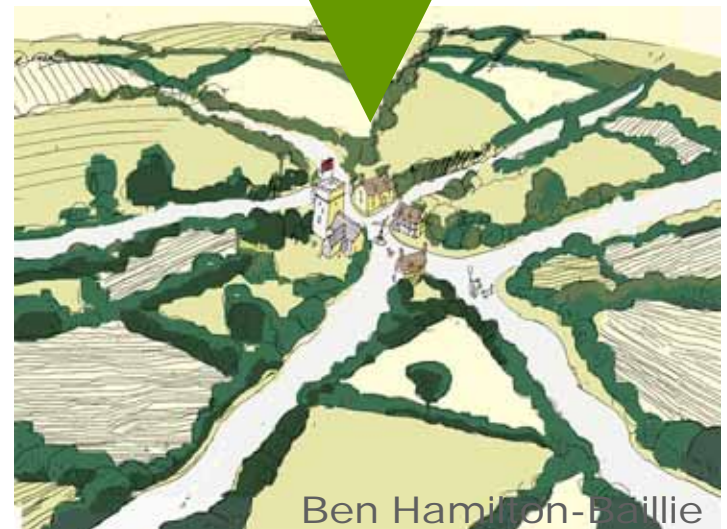


Petersham housing





# 8 Minimise the impact of cars



Ben Hamilton-Baillie  
Reduce the road signage



# 9 Social mix – build a balanced society.



Provide a wide range of housing for the community

# 10 Proactively engage with the community through consultation, workshops and exhibitions.





How do you  
turn the issue of  
*growth* into an  
opportunity for  
*placemaking*?

# Present day



2010



# Present day compared with past



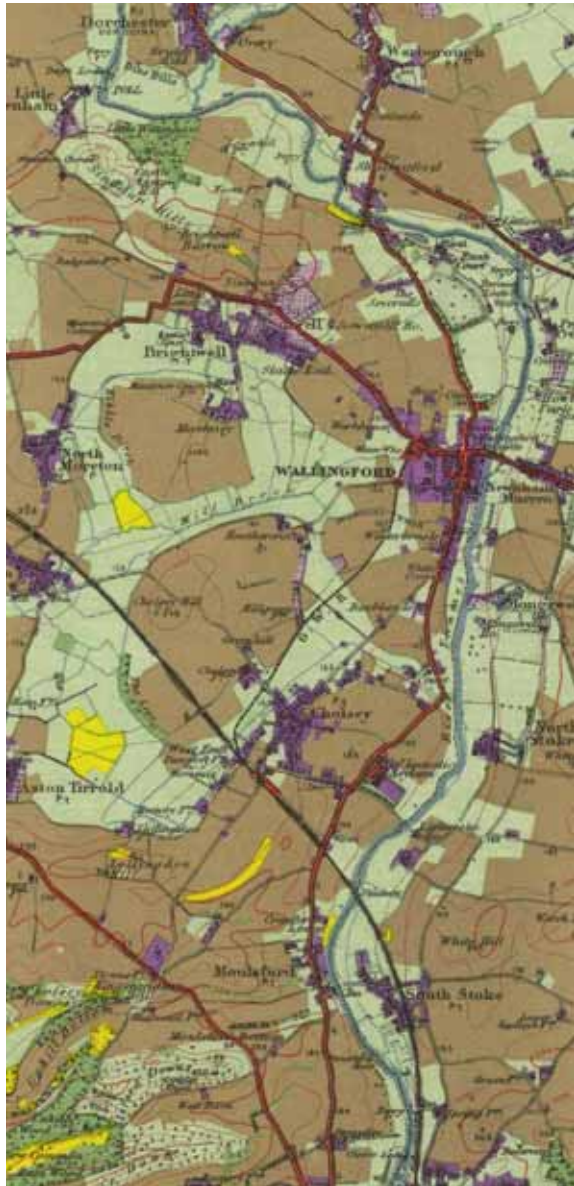
1830



2010



# Present day compared with past



1940 Land utilisation



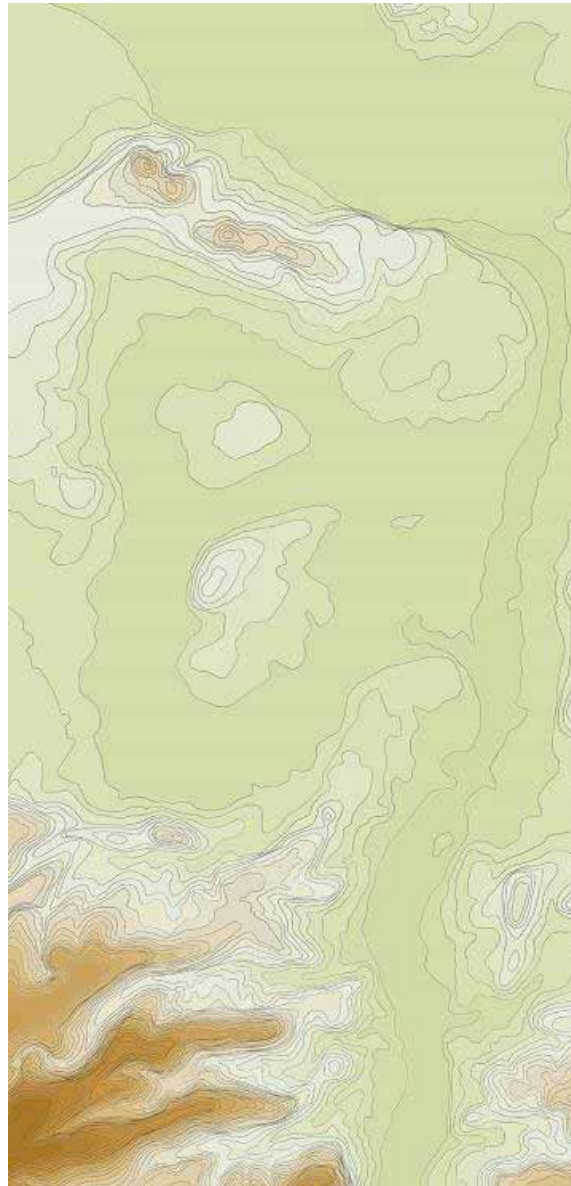
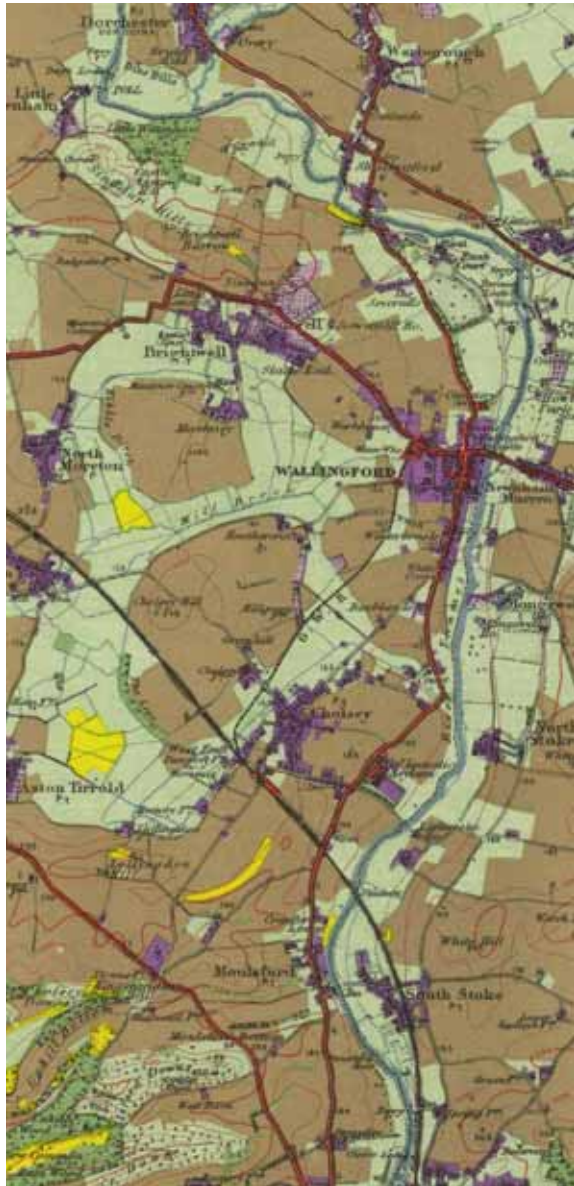
1830



2010



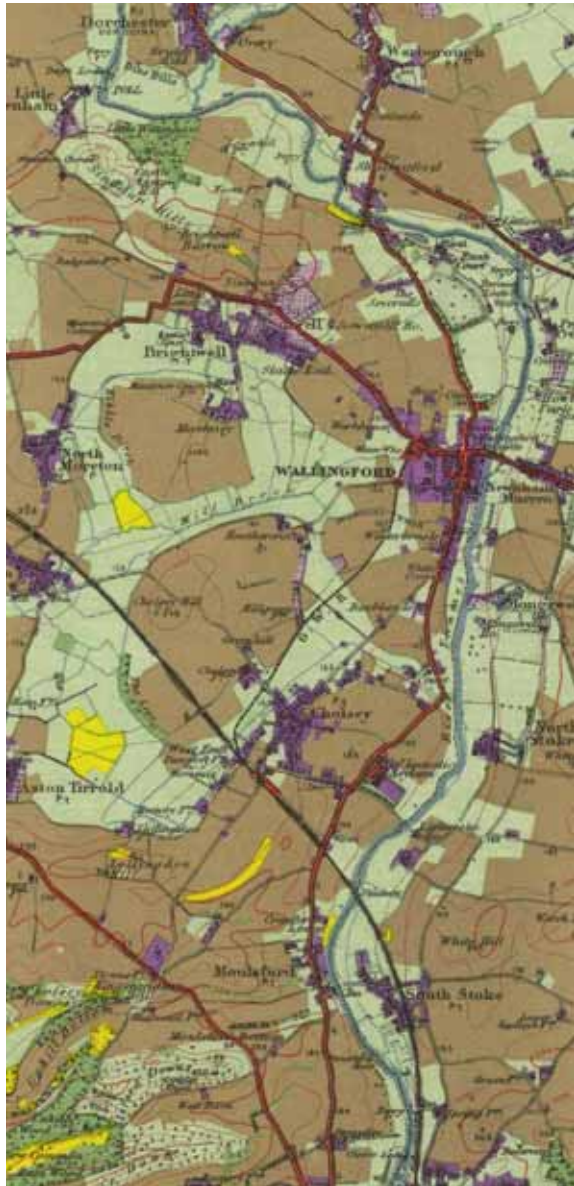
# The underlying landscape patterns define the place



Topography



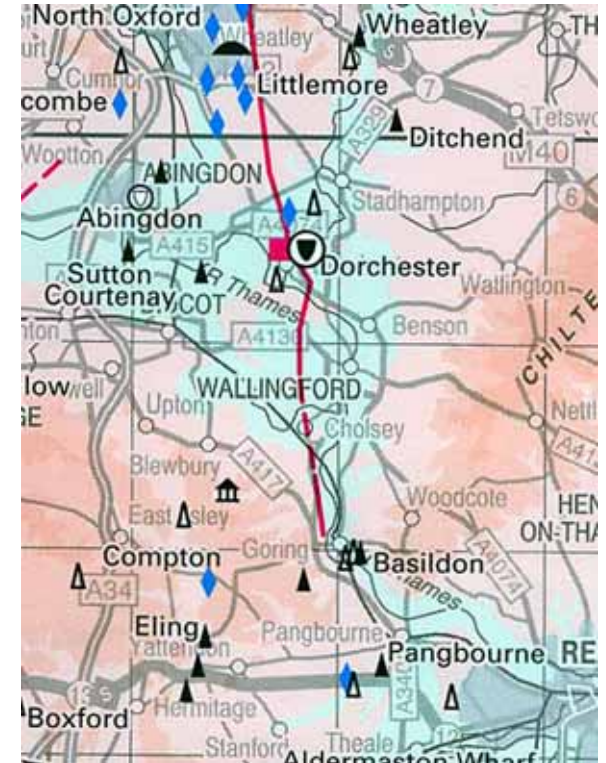
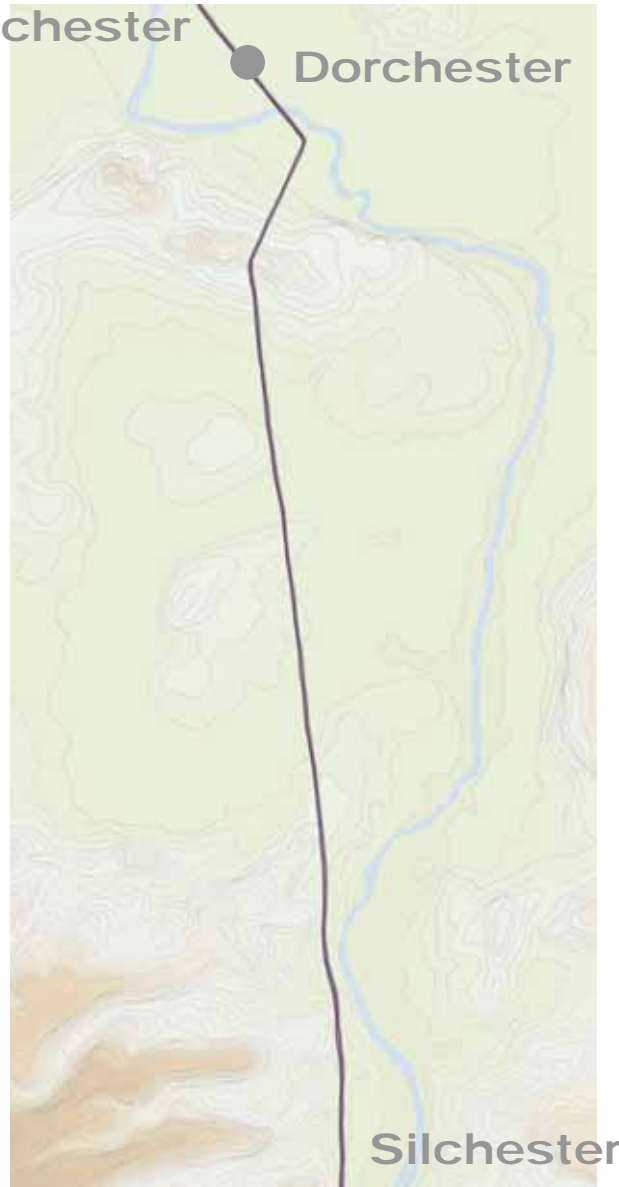
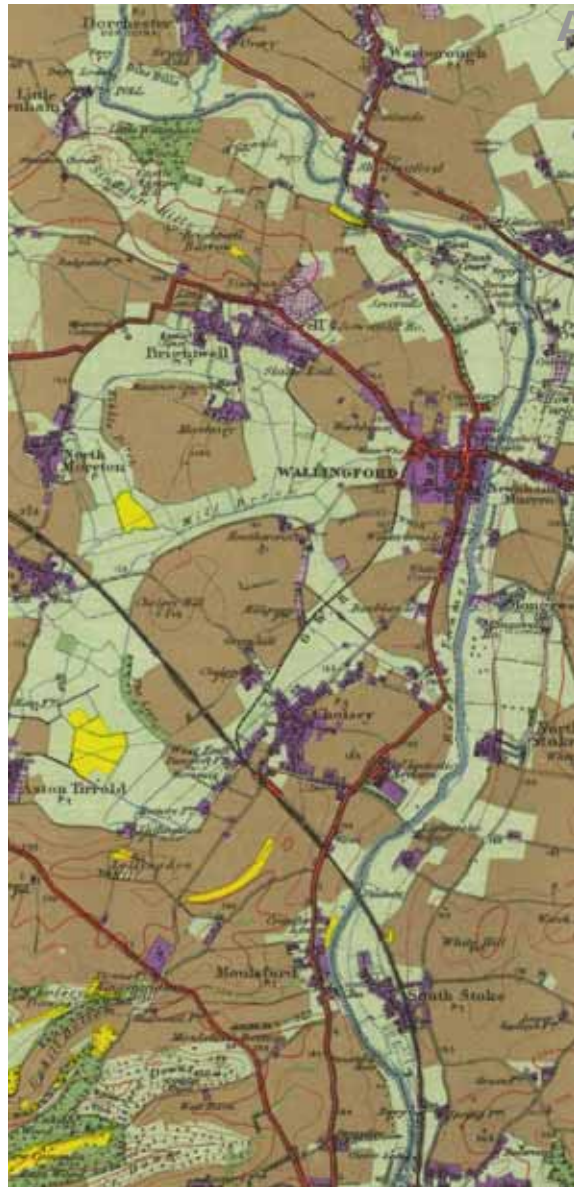
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The river Thames diverted by the topography



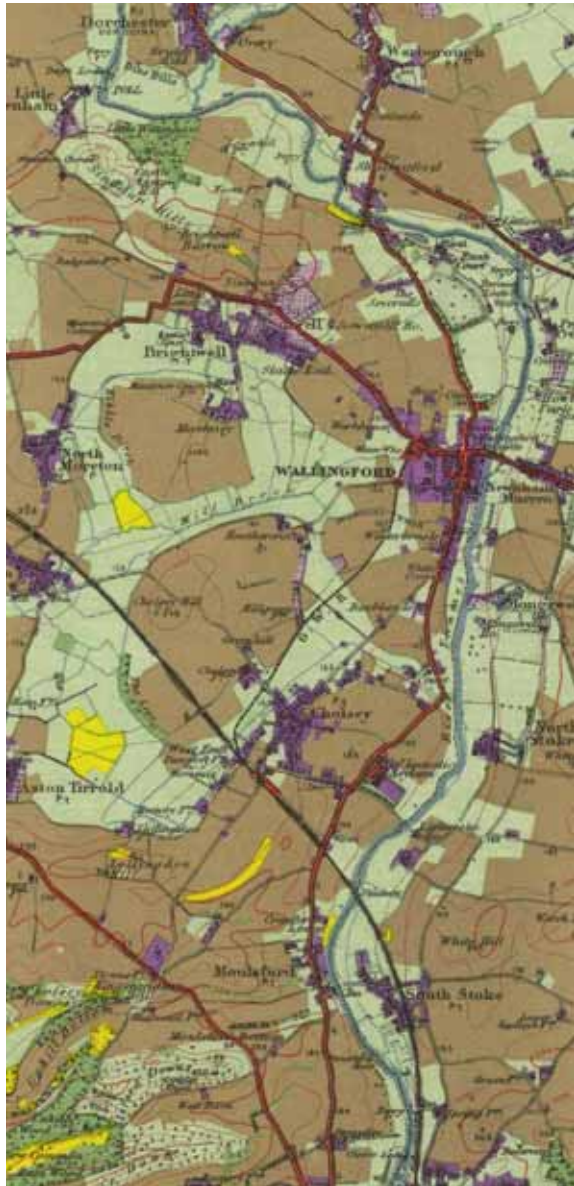
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The Roman Road used the 'islands' as stepping stones



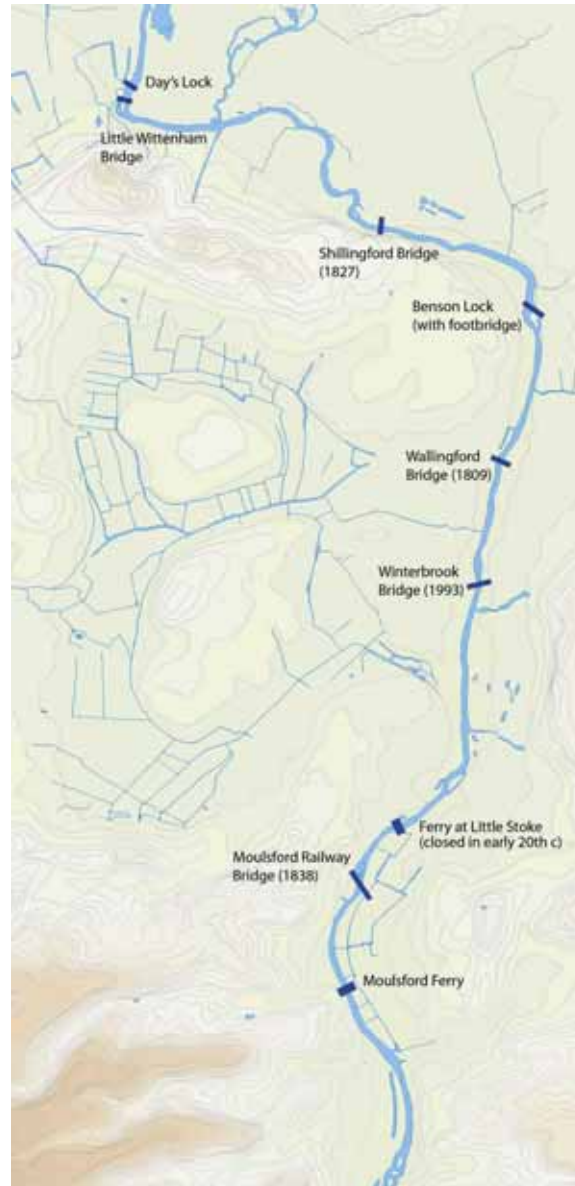
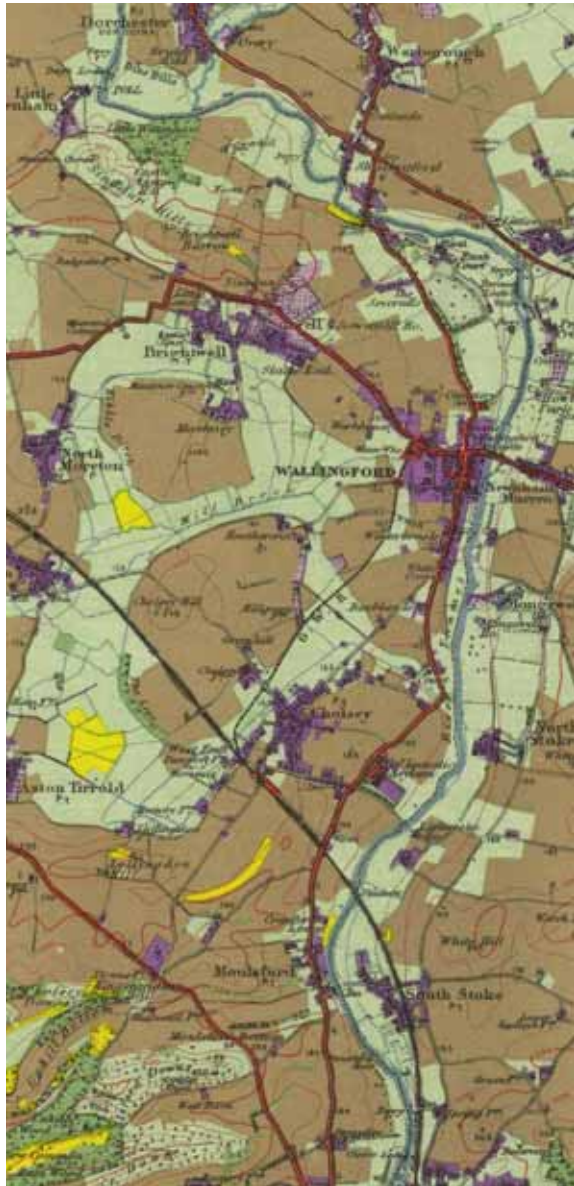
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Tributaries drain the marshland



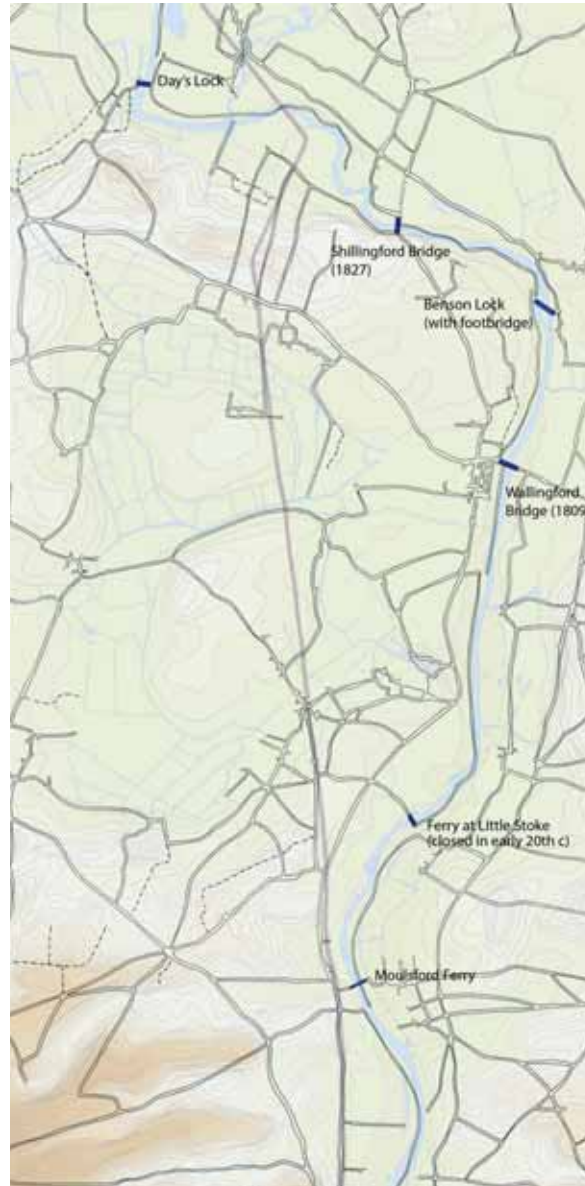
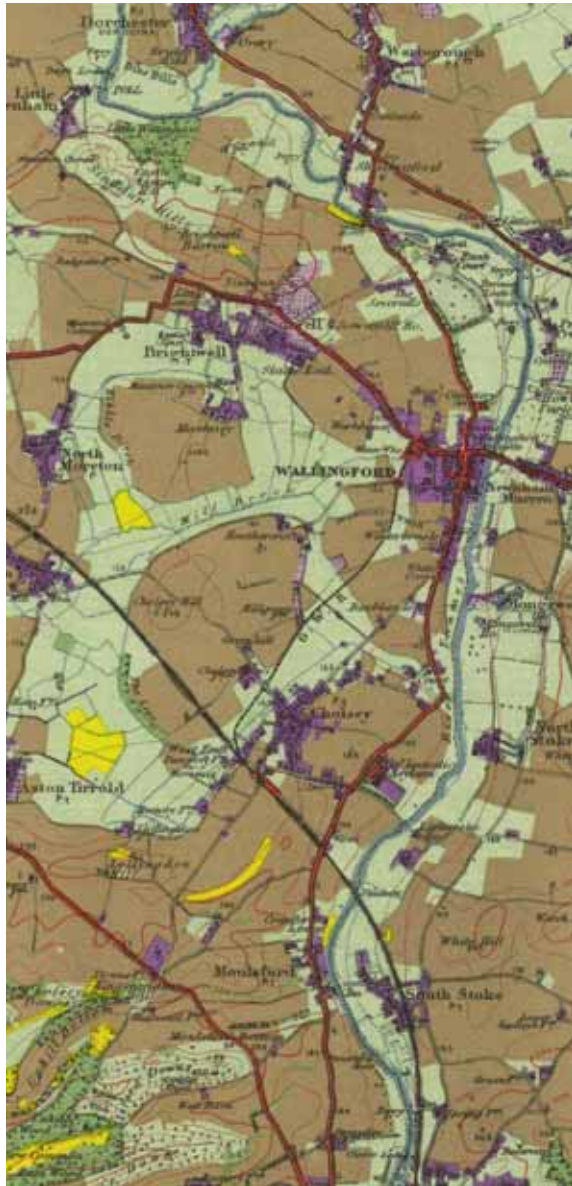
# The underlying landscape patterns define the place



Bridges and ferries cross the river...



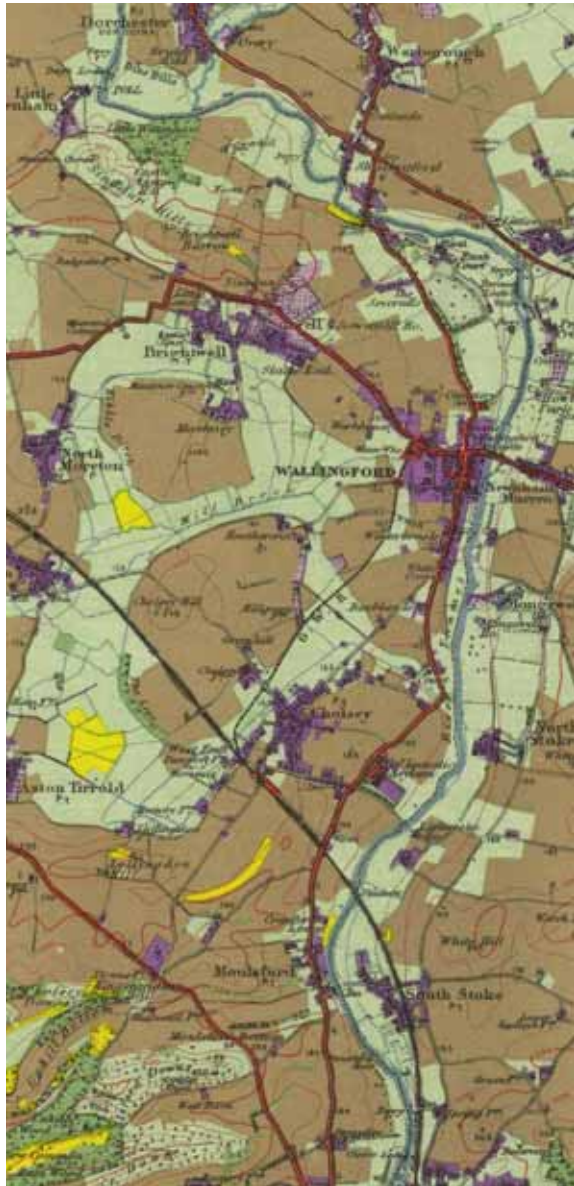
# The underlying landscape patterns define the place



... and shape the pattern of movement



# The underlying landscape patterns define the place



Brightwell-cum-Sotwell wellsprings



Wallingford market place

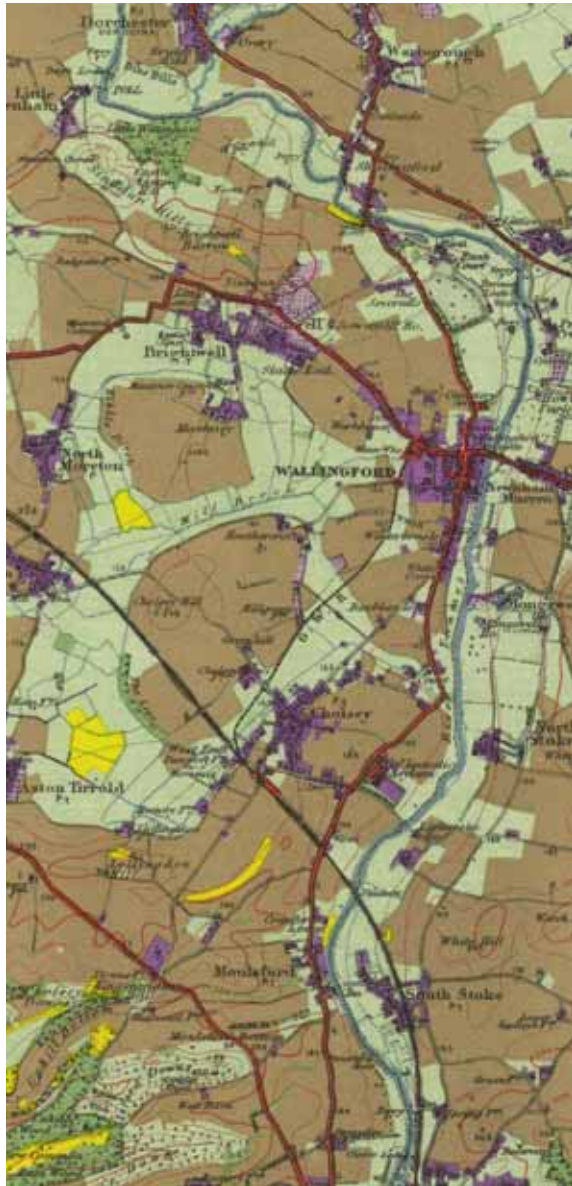


Moulford ferry

Settlements grow on the higher ground



# The underlying landscape patterns define the place



**Wallingford, Crowmarsh  
Gifford and Moulsoford**  
ford – shallow river crossing

**Brightwell and Sotwell**  
well – water spring  
Slade End

**slade – valley or dale**  
the ending -ey stands for  
island

**Mackney and Cholesey**  
are villages lying above the  
marshes

**The ending – chester**  
origin from the old English  
word  
ceaster meaning a city or  
walled town Dorchester

**Warborough**  
borough – means fort,  
indicates that the place  
was once a fortified  
settlement

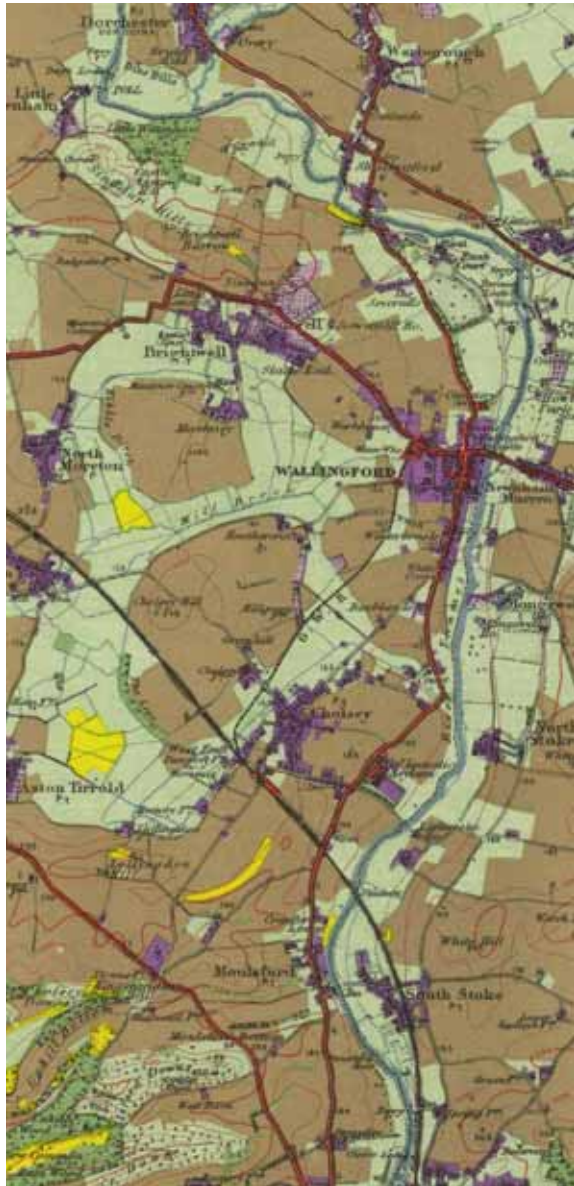
**North and South Moreton**  
ton – a short version of town

**Wittenham**  
ham – shortened for  
homestead of farmstead

The landscape narrative is captured in the place names



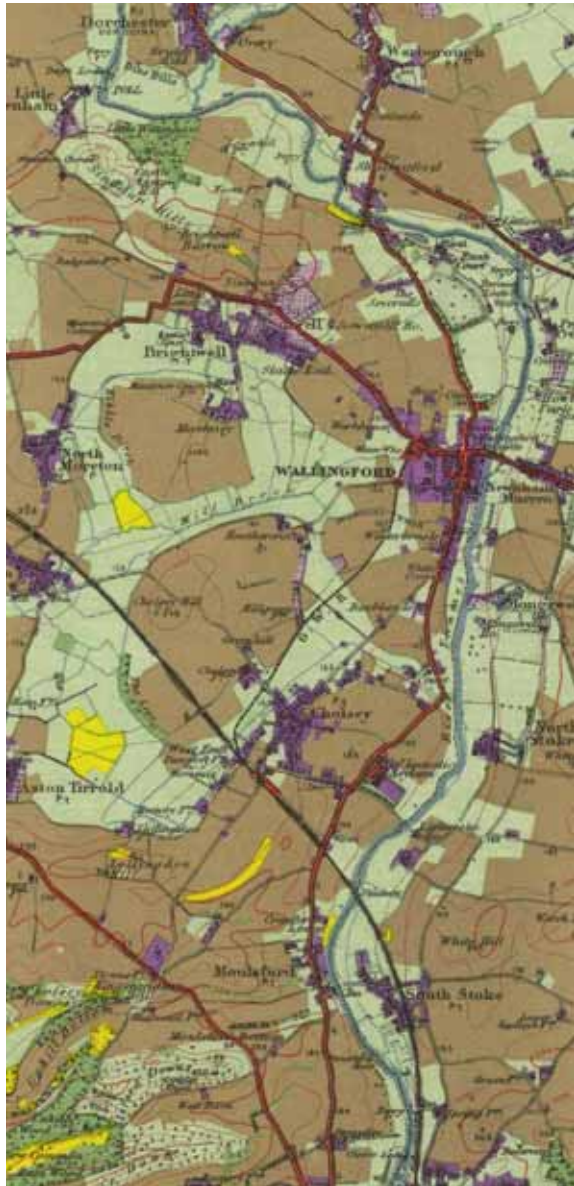
# The underlying landscape patterns define the place



The field boundaries reinforce the landscape pattern...



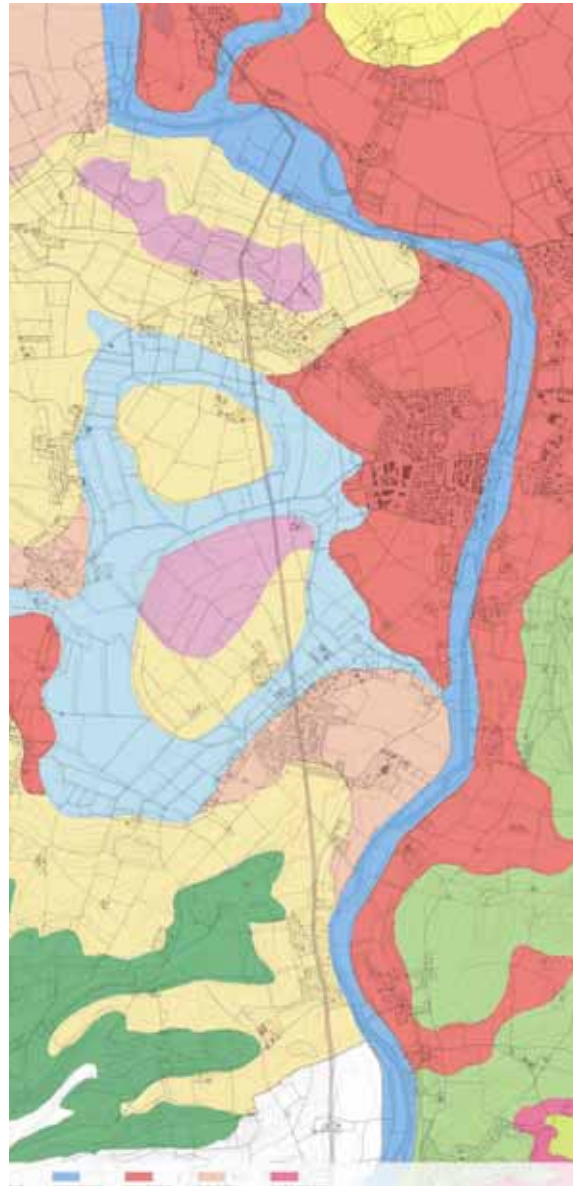
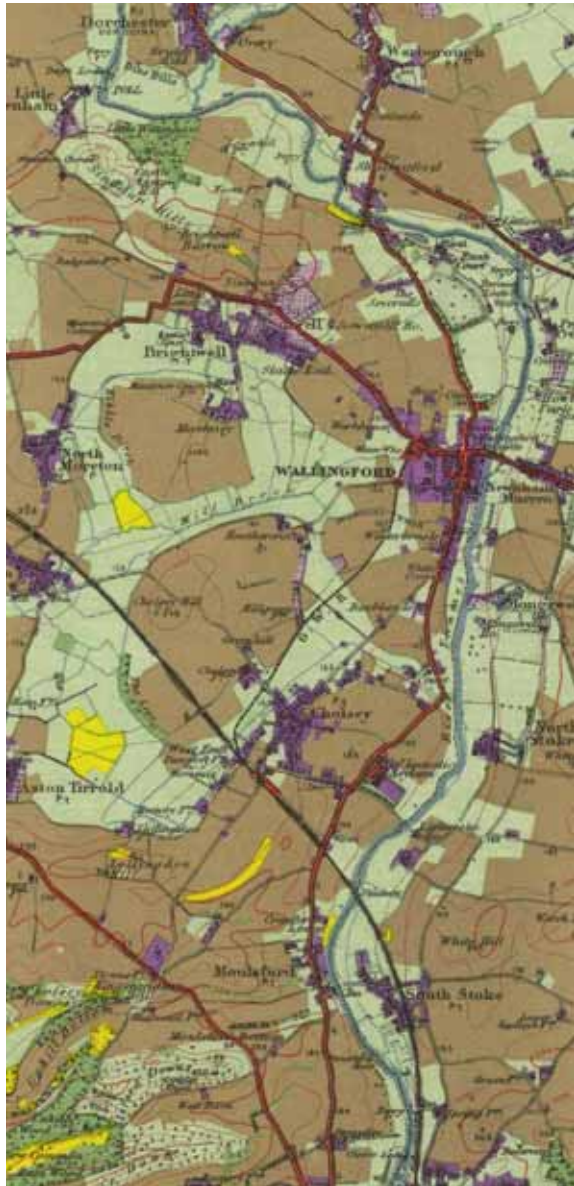
# The underlying landscape patterns define the place



... which also shape the hedgerows and woodlands...



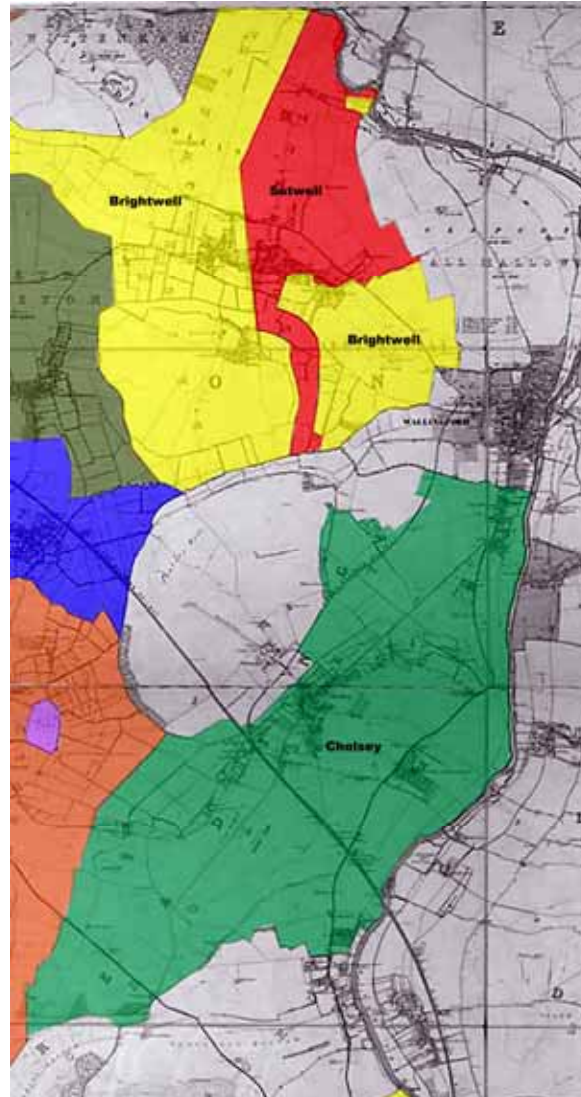
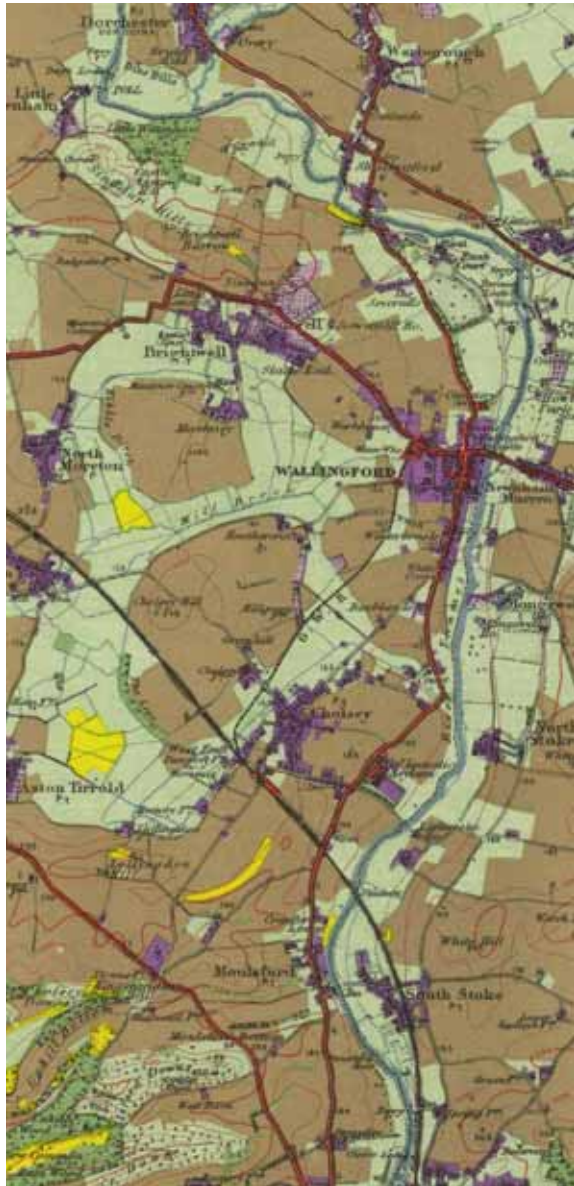
# The underlying landscape patterns define the place



... and the landscape character...



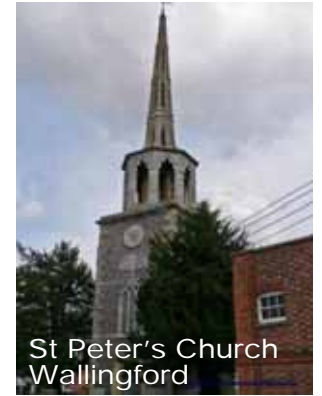
# The underlying landscape patterns define the place



South Moreton Church



Dorchester Abbey



St Peter's Church Wallingford

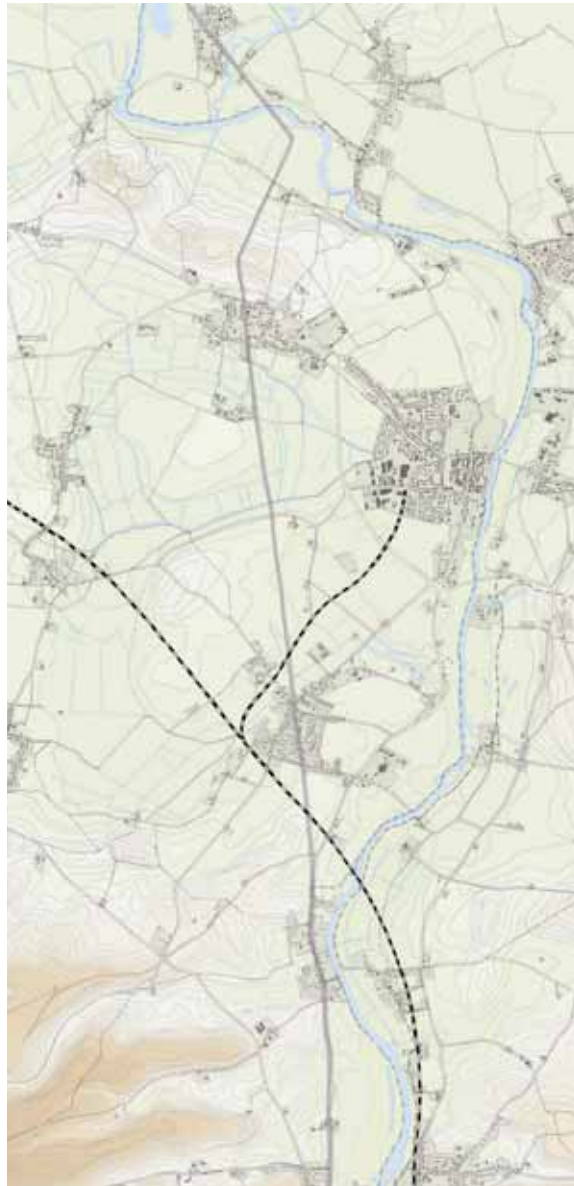
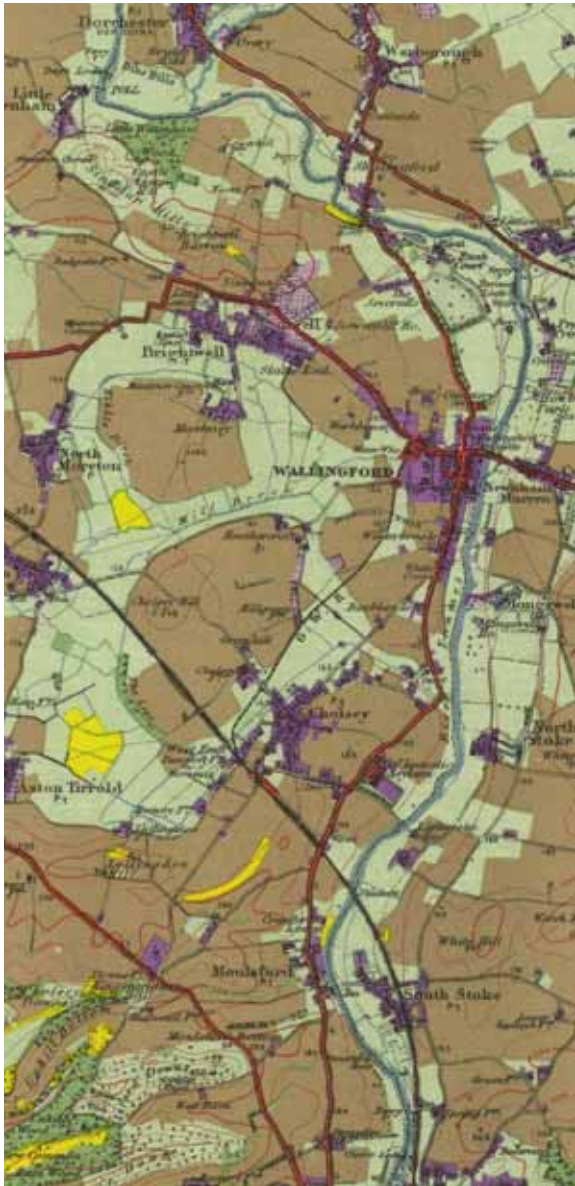


Church of St Mary, Cholesey

...and the Parish boundaries...



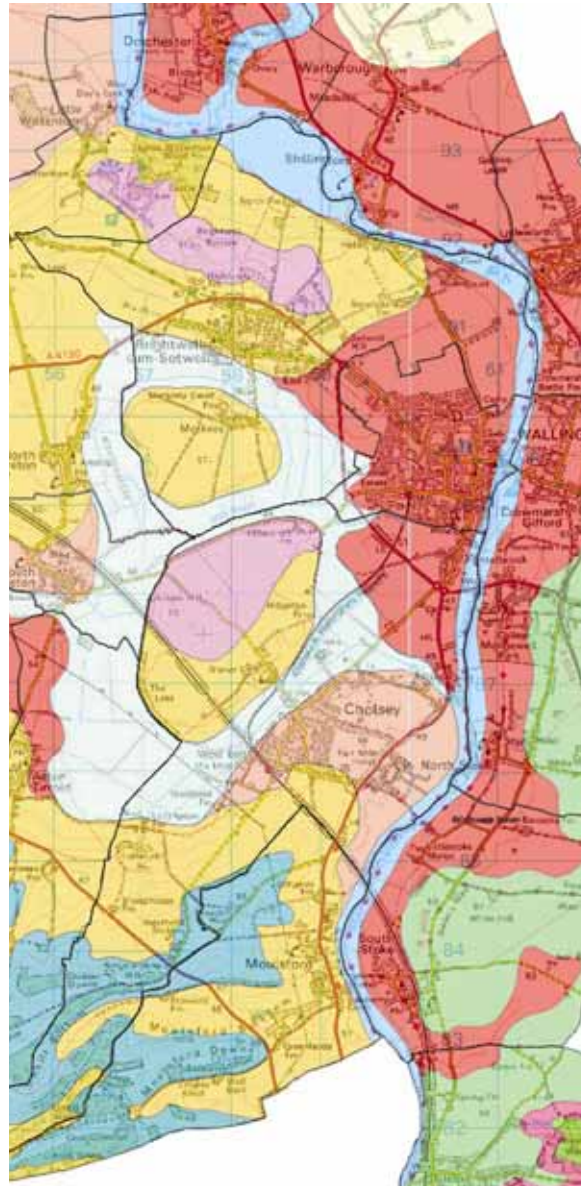
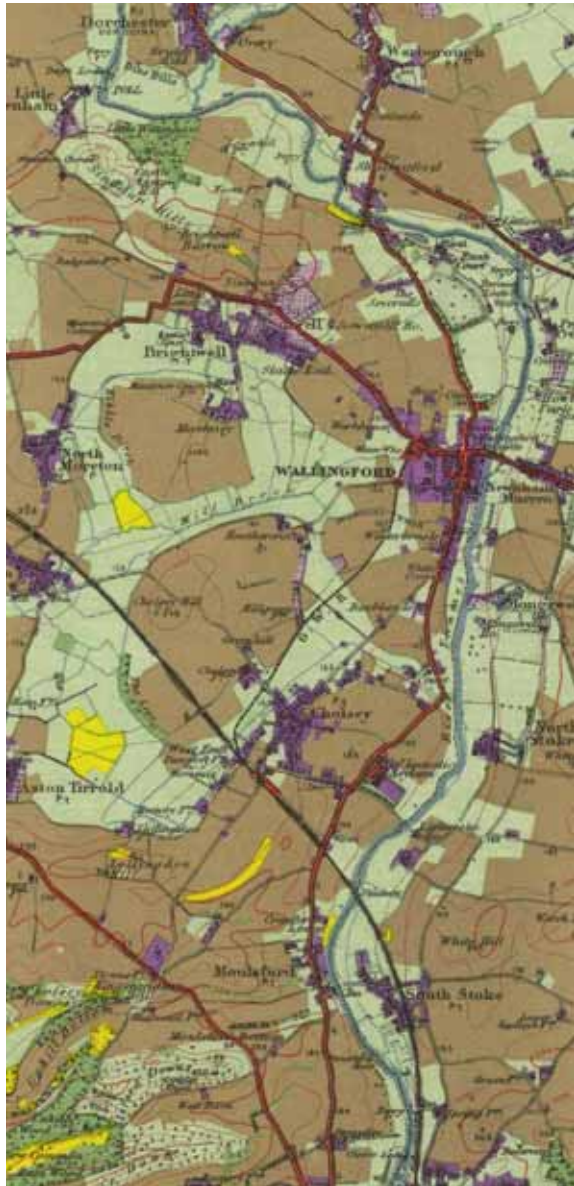
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The Great Western Railway also used the 'island' as stepping stone



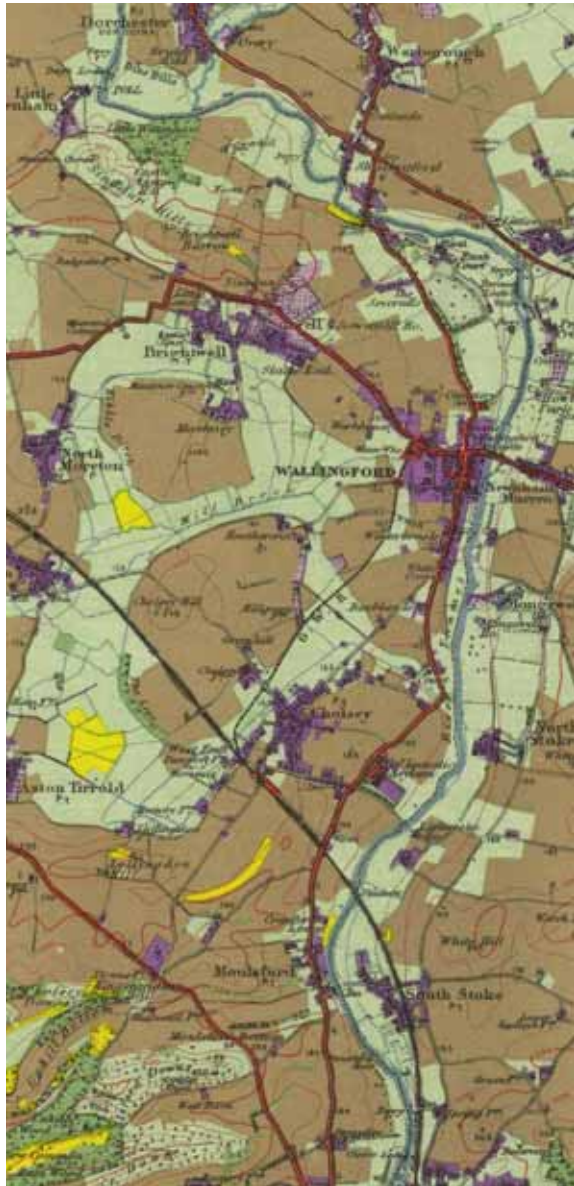
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Even today the alignment of the by pass is dictated by the landscape



Growth of the existing communities should be carefully considered...



...to reinforce this rich and complex landscape character