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# Exploring the Urban Village

Contributions to the evolving urban perspective

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## **List of Abbreviations**

CABE	Commission for Architecture and the Built Environment
CBD	Central Business District
CSRP	Crown Street Regeneration Project
LGUVCo	Little Germany Urban Village Company
LDDC	London Docklands Development Corporation
ODPM	Office of the Deputy Prime Minister
URC	Urban Regeneration Company
UTF	Urban Task Force
UV	Urban Village
UVF	Urban Village Forum

## 1 Introduction

Many of Britain's towns and cities are experiencing an era of economic, physical and social renewal. Much of this renewal is a response to the legacy of de-industrialisation, increased movement patterns, and the separation of land uses that characterized urban land development of the last century. Well-intentioned development innovations from the last 50 years have unfortunately resulted in large pockets of derelict land, an increase in traffic congestion and environmental pollution. Cities have experienced the ghettoisation of urban neighbourhoods and the isolation of middle class families in suburbs. The effect of this evolution in many northern cities has been an urban housing surplus and ghostly city centres, while London has experienced an affordable housing shortage and a crisis of substandard social housing. Interest in urban living is surging, becoming not only fashionable but also an economic and environmental necessity.

New approaches to development and planning are offering new solutions to these problems both in Britain and across the globe. The '*urban village*', as outlined by the Urban Villages Forum, is one such solution that draws on old patterns for inspiration.

Several design movements throughout city planning history have preceded the urban village: the Parks Movement, Garden City, City Picturesque, City Beautiful and Modernism. History shows that none of these could be a universal remedy for the urban maladies of their day. The urban village model does not aspire to replicate any of these models specifically. In fact, village proponents blatantly reject the ideology of Modernism, decrying zone-style land use as a 'single use disease' (Aldous, 1997, p.23). What the model does advocate is the revival of an efficient local

neighbourhood<sup>1</sup>, the re-use of traditional building forms and human-scale public space, citing the enduring success of the village structure and resultant value of past lessons.

The urban village model of town planning is an urban design-based platform that endeavours to enhance the functioning of places by tackling several social and economic conditions with a physical solution. The objective is to order neighbourhoods so that they create intimacy, diversity and functionality, and enhance livability through human-scale design. Intrinsic to the concept is the rationale that traditional English (and other) village forms have consistently provided well used, safe, functional, sustainable and well-loved urban environments, and that these patterns can be replicated or adapted to produce similar results in the modern context.

This paper aims to achieve three goals. The first is to provide a thorough understanding of the background of the urban village movement and its value in the current development climate. It has been thirteen years since the original publication of the Urban Villages Forum manifesto<sup>2</sup>. An overview of the movement's evolution and associations will provide a frame through which to view the model's ideological context and built manifestations.

The second goal is to examine some key ideological elements of the urban village platform. This discussion focuses on the concepts of community building, sustainability and the application of urban village characteristics. Support and

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<sup>1</sup> This is reminiscent of Clarence Perry's neighbourhood unit as found in his study of 1920s New York City, where self-contained neighbourhoods were based on a five-minute walking radius.

<sup>2</sup> See Aldous (1992 & 1997) *Urban Villages: A concept for creating mixed-use urban developments on a sustainable scale for a comprehensive overview of the Urban Villages Forum model.*

criticism for the model and these precepts will be demonstrated through a review of academic literature. These three themes will provide a theoretical background for later case study research questions.

Thirdly, this paper seeks to measure the success of the urban village model by examining the products and outcomes of some of its early built examples. Case studies are made of three urban renewal projects subscribing to the urban village model: Crown Street in Glasgow, Britannia Village in London, and Little Germany in Bradford. Two research questions will be applied in the examination of these three case studies.

1. To what extent has each case applied and delivered urban village characteristics according to the model?
2. To what extent has each case achieved a lively mixed-use community?

Project and academic literature will provide background information for each case. Expert interviews and author observations will provide qualitative data on current project environments. Conclusions will be drawn from these cases about the success of the model to date in fulfilling its own remit to develop lively, functional and diverse mixed-use spaces through an urban design-based platform.

Further, this paper seeks to examine the value of the urban village movement in the development continuum by understanding its progression and potential contribution in urban development thinking.

## **2 A contemporary topic: the relevance of urban villages to the current urban development climate**

Britain's population is currently projected to increase by 3.8 million additional households by the year 2021 (DETR, 2000). Therefore, it is important to evaluate the success of urban villages for several reasons. The model, movement and first examples are approximately ten years old, therefore providing sufficient maturity to assess completed projects' success in delivering 'livable', useful communities. Secondly, British planning policy is heavily weighted toward holistic planning and mixed-use developments. Completed examples of urban villages provide an indication of how well the model has been used to deliver mixed-use environments. Additionally, the urban village model has much in common with the New Urbanism model that is increasingly discussed in British planning dialogue. An understanding of urban village experiences may help to direct the emerging New Urbanist rudder in Britain.



### 3 Defining the Urban Village concept

An urban village is a medium to high-density mixed-use development, promoting ‘a higher quality and more sustainable urban environment designed to the highest standards and with strong input from the local community’ (Aldous, 1997, p.8).

Villages should be planned, developed and delivered according to a specific set of interlocking characteristics (see Figure 1). These include spatial, public amenity and infrastructure elements, which work in concert to deliver a holistic product. The physical objective of these combined characteristics is to order neighbourhoods so that they provide an environment of enhanced diversity, functionality and liveability, and ultimately create a self-sufficient village. The complimentary social objective is an enhanced sense of community, an emotional element perhaps unique to the model in comparison to standard mixed-use schemes.

#### *Characteristics of the Urban Village*

- Ideal size of 100 acres
- Population of 3,000 – 5,000 (residents and commuting working population)
- Mixed tenure housing (income and size)
- Mix of building types
- Mixed uses within street blocks
- Support range of populations including elderly
- Pedestrian friendly environment
- Flexible building style (support future changes)
- 1:1 ratio of jobs to working residents
- Self sufficiency in town use
- Phased / incremental change toward village principles

**Figure 1: Characteristics of the Urban Village (Source: Aldous, 1997)**

The characteristics of the model, as outlined by Aldous (1997), emphasize a polycentric urban form where each village has an approximate population of 3,000 – 5,000 residents within a 100-acre site. Area development should adhere to a master plan that sets out a coherent physical design for the area. Development details should

be predetermined in a disciplined framework of development codes, which would unify the spatial elements of the area to enhance the sense of place. These codes include:

- Infrastructure Code: how the new community will integrate with the adjoining areas:
- Urban Code: the relationship of the buildings to the street.
- Architectural Code: preferred building materials, size, and proportion.
- Public Space Code: how the public realm is to be laid out.

Urban villages should achieve a mix of uses within streets so that there is light traffic throughout the day, encouraging a sense of safety and activity. Employment provision should support a 1:1 ratio of jobs to working age residents. This ratio is meant to accommodate an outflow of residents employed elsewhere and an influx of workers from other regional nodes, further supporting the ideal regional structure of polycentric connectivity. Flexibility is called for in both building style and type to accommodate future-use changes. The village structure should also provide the necessary services to support the local needs of a wide range of residents, including single people, families with children, and the elderly. The built environment should also support a movement hierarchy promoting pedestrian use.

Public involvement is a crucial part of the urban village model. Throughout the planning and development stages, local stakeholders should have access to public consultation. The experience should be timely, positive, genuine and credible. A community development trust should be established so that the community has a representative body to participate in the project development and also oversee the forward management of the community following project completion.

The urban village model can be applied to all three basic land typologies, broadly defined as greenfield, urban extension, brownfield/urban renewal/infill. Poundbury is the most famous example of an UVF-promoted urban village. This new town, built in a traditional village grain and style, is an urban extension built in the Duchy of Cornwall on land owned by HRH the Prince of Wales, the patron of the Urban Village movement. Though Poundbury is an urban extension, Aldous (1997, p.64) emphasizes that 'brown land sites offer the most clear-cut opportunities for new urban villages. These are sites sometimes in the inner areas of cities, sometimes elsewhere, which have been developed and have since gone into decline.' This paper focuses on examples of infill and renewal.

## **4 Background to the urban village movement**

### **4.1 Inception**

The urban village concept was developed in the early 1990s through HRH the Prince of Wales' interest in traditional architecture. His vocal consternation at the state of Britain's cities led to discussions and collaboration with various urban thinkers, and the definition of the model's structure. The Urban Villages Group was established in 1990 to develop and promote principles of traditional urban design. Guiding principles were solidified in the Urban Villages Report, hereafter referred to as Tony Aldous' 1992 book *Urban Villages: A concept for creating mixed-use urban developments on a sustainable scale*.

A similar movement, called New Urbanism, was building in the United States during the late 1980s and early 1990s<sup>3</sup>. There was a considerable amount of trans-Atlantic information transfer in developing each model (Aldous, 1997, p.8). The New Urbanism also advocates a set of design principles for 'the reconfiguration of sprawling suburbs into communities of real neighbourhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy' (Leccese and McCormick, 2000, p. 6). It is no surprise therefore, that the two movements' platforms share nearly identical precepts as well as criticisms (Duany in Neal, 2003 p.86). This relationship is further discussed in following chapters.

Perhaps coincidental to the timing of the movement's beginning, the late 1980s and early 1990s brought change to the urban planning climate in the United Kingdom as government policy makers recognized and began to react to the failures of previous

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<sup>3</sup> The Congress for the New Urbanism was formed in 1993, and the 28-article Charter for the New Urbanism was adopted in 1996.

social and structural development policies. This opportunity in policy reform allowed for considerable knowledge transfer between urban village proponents and governmental policy makers.

#### **4.2 Influence and support**

In the years after Aldous' 1992 publication, the urban village movement's influence in the realms of British national policy and development best practice became clearly identifiable. *Planning Policy Guidance 1*, the central governmental guidance to local authorities, names urban villages as a desirable example of development (DoE, 1997, art.12). English Partnerships, England's regeneration agency, within 5 years after the publication of the urban villages report, had promised £50 million in financial support toward urban village projects (Aldous, 1997, p.12). Members of the Urban Villages Forum also became members of the Urban Task Force, which produced a report calling for mixed-use communities and a complete rethinking of planning provision in the United Kingdom (UTF, 1999). The conceptual effect of the urban village movement can also be seen in the mixed-use agendas that are cornerstones of current government sustainability agenda guidance such as the ODPM's *Sustainable Communities Plan* (ODPM, 2002) and within various best practice publications such as *Housing Reviewed: Urban Housing* (CABE, 2004) or the *Urban Design Compendium* (Llewelyn-Davies, 2000).

To demonstrate similarities in doctrine, Appendix A provides a comparison between the basic characteristics of the urban village model, and the guiding principles of the *Charter of the New Urbanism*, ODPM's *Sustainable Communities Plan*, and the

Urban Task Force's *Towards an Urban Renaissance* report. The similarities also reflect the contemporary urbanist<sup>4</sup> trend in development thinking.

The urban village movement should also be credited as a major influence in Britain for the increased importance of community participation and the role of the local stakeholder in town planning. Before 1990, community consultations and mixed-use schemes were not standard development practice, but the urban village movement has helped move these vital concepts into mainstream policy and practice (Warburton, author interview).

In 1998 the Urban Villages Forum was subsumed under the umbrella of the Prince's Foundation (Hardy, 2004). The Foundation consults with local authorities or developers in steering the urban village development process, as well as provides outreach education in traditional building forms.

#### **4.3 *A maturing and redefining movement***

Since its beginnings in 1992, approximately 18 urban village developments have been built or are under construction in the UK (Biddulph, Franklin and Tait, 2002b).

However, a variety of mixed-use developments of various form and quality, throughout the UK and elsewhere, have adopted the urban village identification thus diluting and diminishing the meaning of the brand. As a result, the Prince's Foundation has more recently diminished its emphasis on the urban village 'brand', instead concentrating on promoting the vision and elements of holistic, sustainable, human scale design (Syers, author interview). According to Peter Neal, editor of the

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<sup>4</sup> Also see Kelbaugh (2002), Campbell and Cowan (2002), Marshall (2000) for discussions of contemporary urbanist thinking.

2003 urban village publication, ‘... the concept has gained maturity over the last ten years. The initial campaign was almost seen as a manifesto of aspiration’ (Neal in Palmer, 2002). This evolution is further demonstrated in the Prince’s Foundation (Neal) 2003 publication *Urban Villages and the Making of Communities*. The book provides 12 international examples of village scale developments demonstrating good use of urban village-style principles, though most were built with various, including New Urbanist, principles in mind.

Contrasting the evolution of the urban village movement is the New Urbanist movement. In approximately the same amount of time, over 450 New Urbanist developments of neighbourhood scale (compared with the 18 mentioned above) have been built or are under construction in the United States (New Urban News, 2003). This exponential difference may be attributable to a difference in national size, the acute necessity for development, developer confidence in the basic design principles, or a more successful sale of ideas in the United States. It is clear that New Urbanists have been able to create a successful brand around their model, with an identifiable rhetoric as well as an effective emotional buy-in within government and community groups. This is evidenced by the U.S. Department of Housing and Urban Development’s HOPE VI project, which is committed to using New Urbanist principles to rebuild large swathes of inner city public housing projects (Kelbaugh, 2002; Duany in Neal, 2003). Whatever the reasons for this difference in uptake of nearly identical urban design-based movements, it is clear that while urban village ideology has been widely institutionalized in British planning discourse, development on the ground has not shown commiserate backing or support for the brand itself.

## **5 Ideology, Debates and Critiques**

There has been relatively little balanced academic research conducted about urban villages (Franklin & Tait, 2002; Thompson-Fawcett, 2002), likely due to the limited number and relative youth of village developments. Despite this, there are several prevailing themes of the urban village movement that draw critical attention. Here, discussions of support and criticism of urban village ideology are broken into topics of community, sustainability and the application of village characteristics.

### ***5.1 Ideology of Community Building***

The most difficult ideological debate surrounds the concept of ‘community’. A definition of community was not found in the urban village publications of Aldous (1997), or Neal (2003), but handling of the concept in each piece leads us to assume the meaning to be a causal relationship between people associated through a spatially bound geography. Community building through appropriate urban design is a cornerstone objective of the urban village philosophy and a rationale for developing mixed-use neighbourhoods. In rejecting ‘urban monoculture’, Aldous (1997, p.24) argues that single-use planning produces unfriendly environments and weakens people’s sense of identity with place and sense of community.

This discussion of community is organized into two concepts: the appropriateness of community as a contemporary ideal, and the assertion that the built environment can affect the functioning of a community.



### *The value of community as a social ideal*

Current sociological debates question the appropriateness of place-based community building in Western post-industrial culture. Non-spatially bound networks of people connected through economic or social commonalities often define contemporary communities. It is argued that the binding elements associated with village life, including common values among neighbours, homogeneous populations and social relationships, are no longer useful or successfully applied in a complexly networked, highly mobile society (Madanipour, 2001; Franklin & Tait, 2002). Similarly, the combination of the words 'urban' + 'village' have been called oxymoronic, and contested as an inappropriate nostalgic desire for a previous social context (Rouse, 2000).

Accusations of social engineering have also been raised in the discussions surrounding urban village community building. These objections express concerns of possible gentrification or social sterilization and speculate that only economically privileged communities will benefit. However, social research of urban villages<sup>5</sup> has not yet shown evidence of population displacement or social isolation as a result of village-style development.

### *Community building and the physical environment: Nature vs. Nurture?*

Proponents of the urban village model assert that public safety, pleasure in place, and community spirit can be affected by the quality and coded parameters of physical design. For example, appropriate street frontages are proposed to reduce isolation and

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<sup>5</sup> Tait (2003) found a social division in West Silvertown/Britannia Village between social housing residents and market-rate residents. This same division may occur in another organic neighbourhood instance. Thompson-Fawcett (2002) found the demographics of Poundbury to reflect the surrounding Dorchester area.

encourage safe street activity. In this way, while not attacking social problems directly, the concept provides spatially based preventative solutions for the issues of isolation, social disengagement and safety. It is possible to create a physical space that elicits community spirit, essentially affecting a social outcome through design-prescriptive planning?

Tait (2003) argues that the urban village model over-exaggerates the potential of community feeling through mere building provision in the right design context.

Biddulph (2003a, p.2) argues that 'there is no evidence that building a particular form of development will create social integration or a coherent sense of community.'

With a similar argument referring to the social aspirations of the New Urbanist model, Ford (1999, p.251) argues that 'the *'if you build it, they will socialize'* concept advocating front porches and narrow streets cannot be supported by existing evidence.'

Thompson-Fawcett argues that the urban village model demonstrates a 'managerialist line', or belief that it is possible 'to control the city, in order to improve the human condition' (2001, p.287). She warns that the urban village model gives insufficient recognition to the influence of 'extensive structural forces' or the historical and existing reasons behind why places have evolved or devolved into their current manifestations.

In a similar vein, Talen (1999) discusses the ambiguous relationship between community building and design. In a paper examining the community ideology of the New Urbanism discourse she questions the 'affective dimensions' of space and

human interaction, arguing there is not research to support this type of cause and effect. She concludes that although the social doctrine of community building inherent in the New Urbanist and urban village models is 'untenable, the strength of its intuitive appeal cannot go unnoticed' (1999, p.1375).

These views identify and attack the idealism inherent in the model. While each argument above can be convincing in its presentation of rationale and evidence, none provide an alternative ideological framework nor do they deny the value of community as a social aspiration. As a result one is left unconvinced either way, swinging between optimism for a more ideal built environment, and pessimism that the social benefits of good design are merely down to the luck of the draw.

## **5.2 Sustainability**

*The solution will not be found simply through geography and planning policy, for we face an immediate need to establish better and more effective ways to design and construct our urban neighbourhoods. Not only must the solutions be efficient in terms of land use and economics, but they also need to offer a far greater density of jobs, services, and leisure and recreation facilities – essentially, they must increasingly be socially, economically and environmentally sustainable. – Peter Neal (Urban Villages, 2003. p. 1)*

Sustainability in the urban village vernacular is heavily weighted toward social inclusion, economic sufficiency through the ordering of space. A mix of uses within blocks and streets should promote activity in the village at all times of day, and also add to the economic activity and success of the area. Also, urban villages should attempt to provide a physical environment that diminishes environmentally pollutant or destructive human activities thereby conserving energy and resources. This can be achieved through increased opportunities for people to walk to local services or places of employment as well as providing effective public transport links between towns

and regions. Limited institutional emphasis is placed on sustainable materials or renewable energy resources<sup>6</sup>.

The link between urban villages and sustainability as identified by McArthur (2000) is land re-use the possibility of a reduction in greenfield expansion. Studies have found that most urban villages are occurring on brownfield/infill sites (Biddulph, Tait and Franklin, 2002b), however McArthur argues that the contribution to environmental sustainability in this sense has been negligible given the limited number of villages currently existing or under construction. Despite this, a commitment to mixed-use development on brownfield land will contribute more to environmental sustainability than standard suburban development.

A notable element of sustainability from the urban village perspective is the issue of creating heritage. Aside from environmental, economic and social issues, the crucial question of sustainable places asks if each building or place created will provide valuable heritage for the future. High quality building materials and design are most essential in creating places that will prove lively and useful throughout a long time horizon. In essence, the quality and feeling of space is the primary target of the model as the aesthetic quality of space will both influence and outlive the evolving human relationship to place.

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<sup>6</sup> In fairness, mainstream interest in renewable energy etc. is slightly newer than the UV movement and therefore may not have found appropriate mention in the Aldous publications. The two interests are in no way exclusive of each other.

### 5.3 Application

An important element of the urban village model is the use of model characteristics in concert to create a balanced, self-sufficient place. This section addresses the application of urban village characteristics to examples of built urban villages to date.

A survey<sup>7</sup> of all local authorities in Britain identified 55 potential developments characterized as urban villages. Of those 55, 18 have been built or are under construction (Tait, Biddulph and Franklin, 2002). According to those survey results, Figure 2 shows how urban village principles have been variously applied across the United Kingdom.

Village Characteristics	Survey Findings
Location	Most located in urban & inner urban areas on previously used land, including ex-industrial sites, older residential areas, former Ministry of Defence sites, or disused hospitals. Some greenfield sites proposed, particularly in the South East.
Size	Development size varies greatly, from 1 hectare to nearly 300 hectares. Population projections range from 160 to 15,000 residents.
Range of Facilities	Provision of employment within the developments is mixed. Only two villages aim to provide the 1:1 ratio of working residents to jobs, while many developments are in close proximity to large employment centres. Mixed-use environments are variable, with most villages providing food and grocery shops, play facilities, etc. Fewer have a broader range of services such as post office or pharmacy.
Housing Density	A vast majority of developments provide 25-40 units per hectare. Some inner city locations attain 100 units per hectare.
Transport	Bus service is the most common public transport connection, followed by some light rail or train links.
Funding	Largely privately funded, with only four projects having a greater input of public money.
Design Guides	Most developments have design guidelines or master plans, though the degree of prescription varies considerably.

**Figure 2: Summary of findings from nationwide survey of local authorities with urban villages. (Data source: Biddulph, Franklin, Tait, 2002b)**

<sup>7</sup> See Biddulph, Franklin and Tait (2002b) for full report or Tait, et al. (2002) for partial report. The survey of local authorities produced a 60% response rate. It is unclear if all 55 were conceived strictly to UVF criteria, or if the UV brand was applied more broadly, therefore including 'counterfeit' examples as discussed previously.

The study results above show that urban village principles have been adapted to a broad range of manifestations. The researchers concluded that these disparate findings reflect the 'amorphous nature of the urban village concept itself, the difficulty of applying such a concept uniformly in different localities and a variety of motivations for adoption of the 'urban village' rubric' (Biddulph, Franklin, Tait, 2002b, p.12).

It does not go unrecognised that the above statement eschews from some of the most prolific urban village critics. Nevertheless, it is clear that when measuring urban villages strictly by UVF characteristics, there has been little success at following the model closely.

In examining various cases of urban villages, it is clear that the role of finance and the effect it might have on the success of development causes much variance in application. For example, at Garston-under-the-Bridge in Liverpool, the urban village brand and language were useful in attracting development resources. However, pursuit of model characteristics was discontinued after funding was achieved (Murdoch, author interview; Biddulph, 2003a, p.17). Long Leys in Lincoln is a similar example that has been aborted.

Conversely, Crown Street Regeneration Project and Poundbury have been criticized on the basis of financial non-replicability. Both provide excellent demonstrations of the positive impact high quality design and building materials can have on new built environments, yet that quality in both cases was heavily supported by unusual

financial assistance: 37% public financing at Crown Street<sup>8</sup> (Thompson-Fawcett, 2004, p.1999), and Royal land provision at Poundbury (Thompson-Fawcett (2003). Non-replicability criticisms are based on the fair assumption that it is not likely that many other projects would benefit from these sorts of exceptional financial support.

As demonstrated, an array of village manifestations is inevitable. Therefore, the model's rigidity can be considered a weakness, and flexibility in the concept is essential. Though flexibility in application may produce a range of 'counterfeit' examples, it would be useful to focus future urban village assessments on the quality of the environments created and the satisfaction of the stakeholders. Research for this paper will expand on this theme by measuring the extent to which villages adhere to the model, but also examine the textural quality of the products created.

In summary, support and criticism of urban village ideology from the perspectives of community building, sustainability, and application have been discussed. It was found that there are uncomfortable disparities between the ideal or utopian vision of making better places via urban village development, and the confidence of observers that these things are achievable.

Most striking to this student of the subject is the stark contrast between the vast doctrine of village-oriented best practice that is advocated by the dominant voices in planning today (see Appendix A), and the consistently marginal assessment results of constructed urban village examples. This conceptual contradiction is a fascinating quandary and the impetus for this paper.

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<sup>8</sup> This does not account for other public works expenditures, or the fact that each site was sold to developers for £1.

## **6 Case Introduction, Methodology & Assessment Criteria**

The urban village model offers to create lively, sustainable neighbourhoods via a specific physical prescription. The following sections employ a case study approach to identify to what extent the urban village model has been successful in delivering its own remit.

Three urban village cases of the urban renewal land use typology have been selected. Two of the study cases are housing-led schemes developed on cleared or reclaimed urban land, and the third case examines the renewal of an inner-city existing historic quarter through a balance of business & residential development. Assessment is based on two research questions:

- 1. To what extent has each case realized urban village characteristics according to the model?** To assess this, published research, promoter-generated material and personal observation have been used to compare the development against eleven village characteristics.
- 2. To what extent has each case been successful in creating a lively mixed-use place with a sense of community?** Impressions of neighbourhood human interaction based on personal observation and interviews with area residents and shopkeepers will provide evidence upon which to base this assessment.

As the oldest urban villages are still under ten years old, it is perhaps less than useful to assess the model's effectiveness on quantitative indicators such as housing price fluctuation or duration of resident stay. Therefore, this method of qualitative assessment of village criteria and local impressions has been selected to provide a snapshot of each area's character and current health. While not scientific, these



observations can give a fair picture of how each area is functioning and how local people feel about their neighbourhood. From this information conclusions can be drawn as to the success of the model itself in delivering both the prescribed design characteristics as well as social objectives.



**Partial map of the UK highlighting each case location.**  
Source (modified): [www.mapquest.com](http://www.mapquest.com)

Figure 3 provides an overview of the three cases, which were selected based on the following criteria:

- Urban renewal or brownfield sites within existing cities.
- Close proximity to the central business district (CBD).
- Projects that were designed and executed with urban village principles as their objective.
- Projects that have reached a reasonable point of development so as to be assessed.

A comparison of these three cases against eleven urban village characteristics can be found in Appendix B, and a comparison of cases against seven observation criteria can be found in Appendix C.

Appendix D and Appendix E provide summaries of resident survey responses at Crown Street and Britannia Village, and the Little Germany local workers' survey is summarized in Appendix F.

<i>Overview</i>	<b>Glasgow Crown Street</b>	<b>London Britannia Village</b>	<b>Bradford Little Germany</b>
<i>Case Typology</i>	Redevelopment of slum clearance site. Housing-led.	Re-use / brownfield redevelopment. Housing-led.	Urban retrofit, historic urban quarter. Business/Housing focus.
<i>Objective</i>	Return demolished inner-city residential area to sustainable residential use.	Redevelop industrial lands & light residential area to maximize London land use.	Revitalize historically significant city centre area to economic & social health.
<i>Project Start – End Date</i>	1990 - 2003 (Further development in similar vein occurring in adjacent areas)	1994 – 2003 (Future phases pending)	1999 – 2003 (Break in activity 2003. To continue under current URC)
<i>Location</i>	0.25 miles south of city centre	2 miles east of #2 CBD	City centre
<i>Strategy</i>	Rebuild urban housing in the traditional Glasgow tenement style & grain. Phased delivery of UV master plan. 75% private ownership.	Redevelop industrial docklands. Demolish & rebuild social housing, introduce market housing, retail & community services.	Create mixed-use environment. Introduce residents to area. Increase public amenities. Public realm improvements to boost safety & atmosphere.

**Figure 3: Case study overview and comparison**

## 7 Case Study #1: Crown Street, Glasgow

The regeneration of the notorious Gorbals area of Glasgow in Scotland centres on a scheme called the Crown Street Regeneration Project. It is a housing-led urban village scheme that has provided 1000 new social and market rate homes in a high quality built environment. The Crown Street Regeneration Project has been well received by the city, the housing market and the local community. As a result another two adjacent sites are being redeveloped in the manner of the original master plan, and are also being administered by the Project. This discussion is restricted to the original Crown Street project area and description.

### Historical context

The Gorbals is an area south of the River Clyde, just opposite Glasgow's historical city centre. The area became densely populated

during the industrial revolution in the late 1800s, when Glasgow desperately needed to

provide housing stock for its ballooning labour population. The Hutchesontown area of the Gorbals, the focus of this case, was developed in a dense grid system of tenement buildings designed to house extended families, and was consistent with the building type and quality of the greater Glasgow area. It presented a mixed-use pattern, with street fronted buildings offering retail, service and employment opportunities, housing on the upper floors and central courtyards for semi-private use.

As the years progressed, the housing stock of Hutchesontown (and the Gorbals in general) suffered from severe overcrowding, unsanitary conditions and blight. In the



**Location of the Gorbals in Glasgow**

*Source: CSRP, no date*

1960s and 1970s there was a program of building clearance; the old sandstone tenements were razed and replaced by a vast series of high-rise housing blocks across the area. Unfortunately, the new neighbourhood of towers, called Hutchesontown E Blocks experienced problems both with their development pattern and the build quality. Materials and architecture incompatible with the Glasgow climate quickly showed their weaknesses, and the buildings were overcome with damp and once again unsanitary conditions. The area fell further into physical and social decay until all blocks had to be vacated in 1982 just 14 years after being built, and were finally demolished in 1987.

### **The Project**

In the late 1980s the Glasgow City Council recognized that a long-term solution for the area was essential, and the clearance of the Hutchesontown E blocks provided a cleared 40-acre site for complete redevelopment. The Crown Street Regeneration Project (CSRP), a partnership between Glasgow City Council, Scottish Enterprise Glasgow, Communities Scotland and the local community was set up in 1990. The partnership selected the urban village model as the best way to achieve their four project objectives (CSRP, 2003):

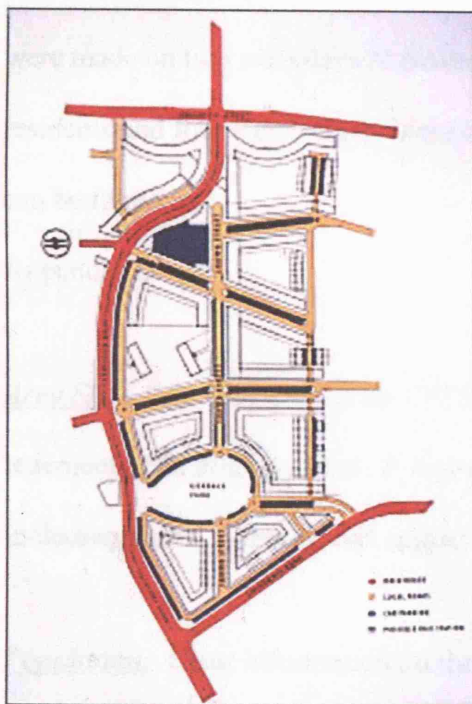
- Make the Gorbals a place in which people want to live.
- Develop a new and positive image for the Gorbals as a popular, balanced urban community.
- Assist in the regeneration of the local Gorbals economy.
- Physically, socially and economically integrate the new development with the existing community.

A competition-winning master plan was created in 1990 by Campbell, Zogolovitch, Wilkinson and Gough (CZWG) and approved by the partnership. The urban village



master plan reinforced the tenement as the dominant housing pattern, a road hierarchy supporting pedestrian use, and the redefinition of roads in a grid pattern which would link to surrounding communities (CSRP, 2003). Crown Street, a north-south axis, would serve as a mixed-use high street for the redeveloped neighbourhood.

Public consultation for the project was achieved through area community councils, and ultimately through a community trust. However, the project schedule was tight, and limited the amount of consultation possible.



#### Site perspectives of Crown Street

Left: Crown Street site diagram

Right: Aerial views of the Crown Street site, before (above) and after redevelopment.

Source: CSRP, no date

The Crown Street project was divided into six phases, with different developer/architects bidding and delivering on separate phases. The master plan and Project management required strict adherence to aspects of design, build quality and materials, and local employment criteria for construction jobs. Additionally, 1% of build cost from each developer was required to be spent on public art in the CSRP's '1% for Art' project.

### **Urban Village Outcomes**

This section addresses to what extent the development was able to apply the range of urban village characteristics. Assessment is based on published information sources, interviews and personal observation. Observations of the Crown Street urban village were made on two weekdays in November 2004 in daylight hours only. Five residents and four shopkeepers were interviewed. A summary of resident responses can be found in Appendix D.

*Area Size:* The total area of the CSRP original project is 40 acres. This encompasses tenement-style housing, retail & service outlets on a high street, and public amenities including parks, a library, and upgrades to nearby railway arches.

*Population:* Clear information on the population of the CSRP site is not available, but has been estimated by CSRP staff at approximately 2,800.

*Mixed Income & Tenure Housing:* The housing outcome of the Crown Street project represents approximately 1,100 new homes, mostly of tenement typology. Figure 4 shows a breakdown of the phased housing development and a partial list of amenity development.

Year	Phase	Owner-occupied	Social Landlord	Amenities
1995	1	207 homes	61 homes	8 ground floor retail units
1996	1			10,000 sq. ft. supermarket + 3 shops
1997	2B	70 homes		
1998				Gorbals Park
1999	4B	76 homes		
2000	2A		51 homes	
	3A		30 homes	
	4A		26 homes	
				114 bed hotel
		204 student flats		
				11 railway arches upgraded (5,000 sq. ft.)
2001	4B	86 homes		
2002	5 & 6	203 homes		
2003	C2 'Triangle site'			Mixed-use development with Learning Centre, 3 shops & 20,000 sq ft. offices.
Not yet built	Aurora	51 homes		
Not yet built	Kidston Pl.	38 homes		17 railway arches upgraded
<i>Total homes</i>	<i>1103</i>	<i>935</i>	<i>168</i>	

**Figure 4: Crown Street Regeneration Project schedule of phased development (Data source: CSRP, 2003)**

The targeted balance of 3:1 owner occupied homes to socially rented homes was not achieved by the completion of Phase 6. The number of privately owned homes in the area has shifted from 1.2% in 1980 (Thompson-Fawcett, 2004, p.184) to approximately 80% or a 4:1 ratio (p.197). To safeguard against high levels of displacement, the project initially instituted eligibility criteria for New Gorbals residents. To qualify for housing in the Project, prospective residents had to demonstrate at least one of four characteristics:

- Existing Gorbals resident
- Previous Gorbals resident or a connection to the area
- Newcomers with high incomes
- Families with children

A 1996 survey showed that 34% of all Phase 1 residents, or 60% of home purchasers came from within the Gorbals. But by later phases, home purchasers from outside the

area rose to 95% (Thompson-Fawcett, 2004, p.195). Similarly, the employment skills level of Gorbals residents rose to exceed the Glasgow average (McArthur, 2000 p. 62), demonstrating a clear demographic change from the previous Gorbals population.

Housing prices have increased, showing consumer confidence in the area and Project (CSRP, 2003, McArthur, 2000 p. 63). While this represents a measure of success, there is also concern that housing prices may move owner-occupation costs above the affordability threshold of long standing Gorbals residents, thereby possibly alienating the local population.

Mix of Building Types: Each phase of the development was designed and built by a different architect/development team. While each block holds closely to the same building style, there are unique architectural and art features to each section of the development<sup>9</sup>.

Mix of Uses: While the master plan did not integrate public activity into each street and block, there is a good range of public facilities to support a range of residents. A list of shops on the high street demonstrates the range of goods and services on offer:

- |                    |                                    |
|--------------------|------------------------------------|
| ▪ 2 pharmacies     | ▪ 1 Employment Agency              |
| ▪ 2 news agents    | ▪ 1 Library and Learning Centre    |
| ▪ 2 sandwich shops | ▪ 4 Housing Association offices    |
| ▪ 1 Chip Shop      | <i>Nearby services</i>             |
| ▪ 1 supermarket    | <i>(representative selection):</i> |
| ▪ 1 Butcher        | ▪ Health club                      |
| ▪ 1 Post Office    | ▪ Auto mechanic                    |
| ▪ 1 Solicitors     | ▪ Community Centre in old church   |
| ▪ 1 Optician       | ▪ Theatre                          |
| ▪ 1 Tanning Salon  | ▪ Nautical College                 |
| ▪ 1 Hair Salon     | ▪ Hotel                            |

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<sup>9</sup> The later CSRP projects show a diversification and more modern aesthetic in building style than the original brief allowed. This makes for further distinctiveness in area architecture.



**Support Range of Residents:** There was a good mix of ages among people on the street, with a higher proportion of people at or nearing retirement. At the noon hour, children were seen on both the high and residential streets as the local school allows for children to return home for lunch. The central location of the public amenities (library, school, community centre) as well as several housing associations suggests the area does support resident needs.

**Pedestrian Friendly:** The crown street development is very pedestrian friendly. Routes are clear throughout the development. General pedestrian activity was good during daytime hours, with pedestrian traffic looking to be dominant over car traffic. There was nearly a 1:1 mix of men to women pedestrians and shoppers on the high street and in the library.

**Employment Provision:** Several housing associations including Glasgow Housing Association and New Gorbals Housing Association have offices on Crown Street, which contribute to daytime employment traffic in the area. The supermarket employs approximately 50 local residents, and there are various other small shops and offices providing further employment. However, there are few other business offices or manufacturing employers in the immediate area, which may point to a lack of local employment opportunity for the high proportion of professional and manually skilled resident populations. This may not warrant great criticism given the 15-minute pedestrian proximity to Glasgow's city centre, and decent linkages to other parts of the city. CSRP was not able to provide current data on the rate of employment in the area, but 200 jobs are estimated through observation.



**New tenement-style buildings at Crown Street built with both a modern (left) and traditional (right) façade.**

Left: New construction connecting to existing neighbourhood structures, specifically the old church now used for community activities.

Right: Two refurbished Hutchesontown E block buildings with adjacent new tenement buildings.

Below: an example of a Crown Street adaptation of the row house.

*Source: S. Laumann*



*Self Sufficiency in Town Use:* The development can be seen as a successful neighbourhood, providing minor amenities or services for the local residents.

However, it does not hold much draw or interest for people residing outside the area.

*Forward Management:* With a sizeable £50,000 annual budget, Crown Street Management Trust has been established as the community development trust to oversee the forward management of the area. Each tenement block also has its own resident association, and these all feed into the larger community trust.

## **Village Observations**

This section focuses on the qualitative outcome of the Crown Street urban village, and to what extent the Project was able to create a lively mixed-use neighbourhood.

Evidence is provided by observation and resident survey responses.

Casual observation of the high street hinted that the economic objectives of the CSRP strategy are working, and that a modest mixed-use community is being achieved. A verbal inquiry to four shopkeepers on Crown Street, the development's high street, found that most owners felt their business was healthy, with the only complaints being signage restrictions or other location related complaints. Inquiries also revealed that the chip shop, the butcher, one pharmacy and one newsagent were retail returnees from the previous Hutesontown neighbourhood.

The high street does not have a sit-in café, teahouse or restaurant, which raises concern about the liveliness of the public realm in the neighbourhood particularly in the evening hours when offices and most shops are closed.

Of the six residents interviewed, all gave generally positive comments. Four interviewees were area residents before the redevelopment, and two of them felt they were active in some of the community consultation for CSRP planning. Comments from interviewees included the following:

- 'Original families are coming back; families are able to live near each other again'.
- 'Outside people are fitting in well'.
- 'The shops are great; shops are ok. I can get what I want between here and town'.
- 'The village feeling is excellent'.

Road connectivity to adjacent areas is good. Access to areas along the south bank of the River Clyde and bridge links to Glasgow's downtown are well developed and provide good pedestrian space. It should be noted that a majority of adjacent areas to the south, east and west are also under clearance and redevelopment, therefore neighbourhood connectivity is difficult to assess.

The design and build quality of both the public and private realm of the CSRP are exceptionally high. Public green space is also well provided in the form of two parks, and some walkway tree planting, though there have been struggles with vandalism. The atmosphere in most public places was inviting and accessible.

### **Analysis**

The Crown Street project has been successful in creating or reviving a sense of place and community for the residents of the new project. While a Gorbals local identity has always been strong, the project has been able engender pride in residents, which was made apparent in the responses of interviewees.

Because of its central Glasgow location and city connectivity, the project also shows positive signs of economic and social sustainability. It would follow that the design and build quality of the project will also ensure the area's future marketability as a residential location. However, while Crown Street is a relatively successful example of mixed-use development, it does not provide a good example of social sustainability or socially inclusive regeneration (McArthur, 2000).

Crown Street is also the best example of this paper's three cases of successful village characteristics application & delivery. Though it does not meet all of the urban village characteristics, the Project followed an Urban Village Forum model closely and has ultimately produced a well-respected place in the eyes of residents and professional observers.

## **8 Case Study #2: Britannia Village, London**

Britannia Village in East London is said to be ‘the first new urban village’ in the United Kingdom (English Partnerships, no date, p.2). It is a housing-led regeneration scheme, situated on the south side of Royal Victoria Dock in the London Borough of Newham.

### **Historical Context**

Royal Victoria Dock was opened in 1855, dug to accommodate the era’s increasingly large iron steamships that brought goods into the UK. By the late 1970s the docks became obsolete and fell into disuse. In 1981 the Port of London Authority closed and the London Docklands Development Corporation (LDDC) became the regeneration agency tasked with redeveloping the Royal Docks area, as part of a broader 58-hectare program for redevelopment in London’s East End (English Partnerships, no date). At that time, the area was characterized by declining heavy industry, economic deprivation, poor social services and limited public transport access. The development framework for the Royal Docks, as set out by the LDDC, proposed a new urban centre with improved transport and access, as well as improved employment and housing opportunities which would serve both the local population as well as London’s needs as a capital city.

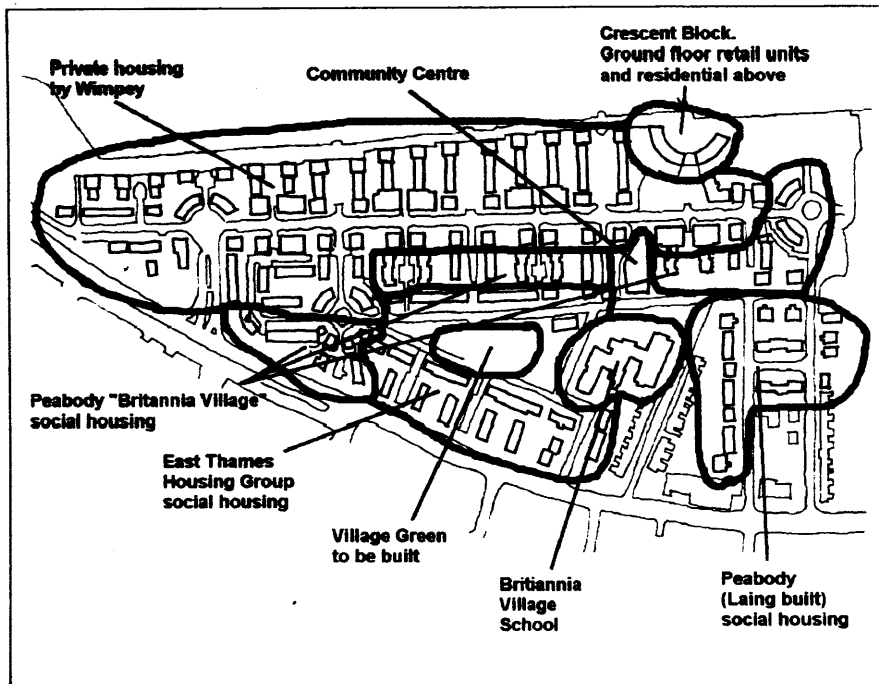
To further understand the scope of transformation and social condition of the West Silvertown/Royal Docks area, we must acknowledge that this was an extremely disconnected section of London. In 1981, West Silvertown was home to 4,178 people, 95% residing in rented or local authority housing comprising a few single-family houses and two large tower blocks (English Partnerships, no date). Britannia

Urban Village had the rather difficult task of being one of the first development pieces in the greater 58-hectare redevelopment plans of the Royal Docks area. As of 2001 the area is named in the LB Newham's Unitary Development Plan as a Major Opportunity Zone and an element in the borough's 'Arc of Opportunity' strategy. This is to say that the authority is placing a priority on making Silvertown a 'vibrant and dynamic City District, offering comprehensive development.... including high quality mixed-use development' (LB Newham, 2001). However, Britannia Village has yet to be joined by many other developments in the area.

### **The Project**

In 1994/1995 Wimpy Homes, a large private developer, won a bid to develop a portion of the Royal Docks site as Britannia Urban Village. With the blessing of the Urban Village Forum, the master plan outlined a scheme to develop 970 market-rate and socially rented homes on 28 acres. A further 12 acres were later acquired for the demolition of two 20-story blocks to make way for an additional 95 homes, and a series of 1930/1940s existing homes were also incorporated into the village plan.

The LDDC/Wimpy/Tibbalds-Munro plan provided a clear set of urban village principled design codes for the development of the public and private realms, including landscaping and forward management requirements (Tibbalds-Munro, 1995). The first residents occupied the early phases by 1996. The Britannia Village development was completed in 2003.



**Descriptive map of West Silvertown/Britannia Village.**

*Source: Biddulph, et al. (2002b)*

## **Urban Village Outcomes**

This section addresses to what extent the development was able to achieve the range of urban village characteristics. Assessment is based on published information sources and personal observation. Observations of West Silvertown were made on three separate occasions and interviews with six residents and three shopkeepers were done on two separate occasions. A summary of resident responses can be found in Appendix E.

**Area Size:** Britannia Village is a 40-acre housing development, with a small provision of local amenities. It is physically isolated on three sides. Barriers include the dual-carriage Silvertown Way, a Docklands Light Rail (DLR) route and the River Thames to the south and west, and a triple-layered barrier on the north comprised of the waters of Royal Victoria Dock, another DLR route and Victoria Dock Road. The



eastern edge of the development is fronted with ex-industrial land pending redevelopment and London City Airport beyond that. Access to the area is achieved either by car or bus via Silvertown Way, or via DLR and then pedestrian bridge across the water. There is no public transport running through the inside of the development.

DLR ?

Population: The village encompasses 1,200 homes, with a population of approximately 3,000. The density of the area is approximately 75 habitable rooms per hectare (Osmond, author interview).

Mixed Income & Tenure Housing: The housing mix includes 119 market-rate apartments in high-rise towers, 130 social housing units in 6-story buildings for the elderly and singles, approximately 800 market-rate units in four to six-story buildings, and approximately 200 terraced homes of market and social landlord ownership. Currently, there is approximately a 3:1 ratio of market-rate ownership/rental to social housing (Tait, 2003). Thus, the number of socially rented homes in the area has shifted from 95% in 1981 to approximately 25%.

Mix of Building Types: Buildings were constructed to the master plan's specifications with taller buildings fronting the Docks, and receding in height toward the river Thames. There is a distinct difference in style between the existing 1930/1940s terraced housing and the modern, urban style apartment buildings. Designers made an effort to reference the area's industrial shipping history through subtle architectural detailing and waterside design elements. Apart from a village hall, school and one other mixed-use complex, no other public buildings were constructed.

**Mix of Uses:** The master plan for the area did not integrate mixed-use activity into each street and block. Almost all buildings' street frontages include parking garage entrances and only some residence front entrances, giving the impression of a very quiet neighbourhood and little opportunity for interaction. At the connection point of the village to the bridge across the water to the Custom House DLR station there is a very small cluster of five shops providing some retail space below the single and elderly persons flats. Businesses in current occupation include:

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>▪ So! Bar and Restaurant</li><li>▪ Digital learning centre</li><li>▪ Britannia Village News Agent</li><li>▪ Royal Docks Financial Services</li><li>▪ Smartline Dry Cleaner</li><li>▪ Costcutter</li><li>▪ Royal Docks Property Services</li></ul> | <i>Across the pedestrian bridge:</i> <ul style="list-style-type: none"><li>▪ Fox Restaurant</li><li>▪ Hotel Ibis</li><li>▪ ExCel Exhibition Centre</li></ul> |
|---|--|

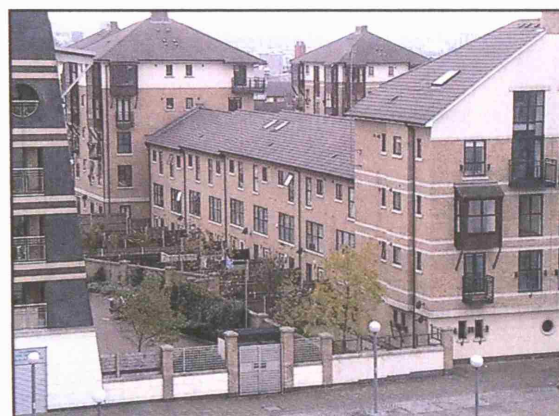
**Support Range of Residents:** There is a limited range of public amenity to provide support services for area residents. Britannia Village Primary School (ages 3 – 11 years) was built at the west end of the development, adjacent to the Britannia Village Hall and the Village Green. Village Hall has recently rented one room to a pharmacist, and a doctor's surgery is held in the hall several times a month, although dates and times are inconsistent.

**Pedestrian Friendly:** Within its boundaries, the development is amenable to pedestrians. Streets are tree-lined and good sidewalks are provided. Neighbourhood orientation along a central spine and exterior dockside walk is clear, well lit and provides good views of the Canary Wharf skyline. Pedestrian-only walkways between blocks are pleasant, with partial views into back gardens. Personal vehicles dominate the access patterns in and out of the area.

**Employment Provision:** The design of Britannia Village did include any office or industrial space. Outside of the shops, school and Village Hall there appear to be no employment outlets.

**Self Sufficiency in Town Use:** The village is not self-sufficient. The shops in the parade do not provide a range of goods or services sufficient for everyday needs. While 4 of 6 resident respondents said they used the local shops, most said that they had to use a car or bus to do their main shopping outside the area as the shops were not of the size or quality that provided affordable and/or fresh items. Employment options seem limited to the shops and estate agent. There are few outlets for social interaction, and no incentive for visitor traffic from outside the area.

**Forward Management:** The West Silvertown Village Community Foundation runs the village hall, built as a central community service for Britannia Village, on a non-profit basis. It can be hired out by Village residents at £56.00/hour for private use, or £22.50/hour for community activities (W. Silvertown Survey, 2003). Currently, activities there are limited. Personal interviews with residents revealed that many residents felt the hall was under-used and too expensive for local residents. Residents expressed dissatisfaction at the way in which the management company 'was running the hall like a business and not community asset' (local resident). These issues reflect negatively on the council and area management rather than the otherwise well-appointed resources for the development.



### Views of Britannia Village

Top photos: View from across Royal Victoria Docks, Millennium Dome in left background.

Middle Left: Streetscape and architecture example of row houses, Canary Wharf in background.

Middle Right: Semi-private garden design and architecture of waterfront flats.

Bottom Left: Village green showing signs of disrepair.

Bottom Right: View of shopping parade from bridge accessing Custom House DLR station.

Source: S. Laumann

## **Village Observations**

This section provides a qualitative description of the area to assess to what extent a lively mixed-use community was achieved.

Most residents interviewed said they enjoyed the area and felt happy to live in Britannia Village. Residents in the waterfront flats felt that the quality of their apartment building was good, and most liked the quietness of the neighbourhood. However, most residents also felt that the area was lacking in community atmosphere, citing the lack of social outlets as a primary problem of the area. Most interviewees did not belong to any local organization. One housing association tenant that has lived in the Royal Docks for 18 years (in the old blocks and now terraced housing authority stock) reported that she thought the community was stronger before the redevelopment. She felt there was more social interaction in the old tower blocks, and now there are fewer places to interact. Despite this, only one resident agreed that the area felt 'isolated'.

Interviews with local residents for this research confirmed some of the findings presented in Malcolm Tait's study (2003) of West Silvertown, in that there is a mixed feeling among residents toward the success of the area as a village. Tait's (2003) in-depth social research of Britannia Village also found that there was very limited interaction between new and old residents. Children attending the primary school mainly came from long-time Silvertown resident families, whereas new residents tended to send their children to private schools elsewhere. Most new residents sourced all their social and personal needs outside of the area, using Britannia Village as a bed-town.

Business owners interviewed at the village square said they were ‘barely surviving’. They felt their biggest drawback was the location of the square, secluded from vehicle traffic and facing the water edge of the development. The Restaurant, not serving breakfast or lunch, reported that it was ‘not worth it right now’ to invest in anything other than bar service.

Britannia Village’s public areas do not link efficiently to other areas in a polycentric system. The central square is not in line with any through traffic routes by bus, car or cycle from outside places and its orientation is toward the quay and away from the development. The shops are only conveniently located for those en route to the Custom House DLR station. The village green is centrally located within the village, but is not well maintained. To some, the green was seen as a limited resource as activities such as football and other games on the lawn were forbidden by village the management.

## **Analysis**

The creators of Britannia Village succeeded in delivering a well-designed residential community with some public service infrastructure and a limited mix of uses.

However, a comparison of the area against urban village principles reveals that it has fallen short of its mark. Some key shortcomings revolve around a discontented village atmosphere. Perhaps some of this failure is attributable to Newham Council’s service provision as well as the weak forward management of the village Trust.

Additionally, the limited range of amenities for local residents exacerbates a sense of isolation.

As London aims to supply housing for an expected 400,000 new inhabitants by the year 2021, most eyes are on the East. Despite delays to the LDDC, and later Newham Borough's planning and development, the Royal Docks are poised to receive yet more development. The completion of the University of East London, the City Airport and the continuing development of the ExCel Exhibition Centre, all located in the Royal Docks, will mean that employment and housing opportunities will continue to grow and perhaps Britannia Village's isolation will be dampened.

In light of the greater Royal Docks development plans, perhaps it is lucky that Britannia Village did not deliver much mixed-use space. That the development is focused inwardly would mean that this space could come under threat from larger retail and employment projects within the larger 58-hectare site, and become economically unsustainable. However, as those developments have yet to take form, this leaves Britannia Village as an under-performing urban village.

## **9 Case Study #3: Little Germany, Bradford**

Little Germany is a historic industrial quarter adjacent to Bradford's city centre. It is a 20-acre site, built to a dense urban grain with 19<sup>th</sup> century listed buildings, many of which are now decrepit or under-used. The essence of Little Germany's regeneration is in the refurbishment of these old buildings, an introduction of housing to the area and an increase in employment and economic service potential.

While the incarnation of Little Germany as an urban village is suggested to be approximately only 30% complete, it provides an interesting example of the model's use in the regeneration of an existing physical environment, and illustrates some interesting points regarding process.

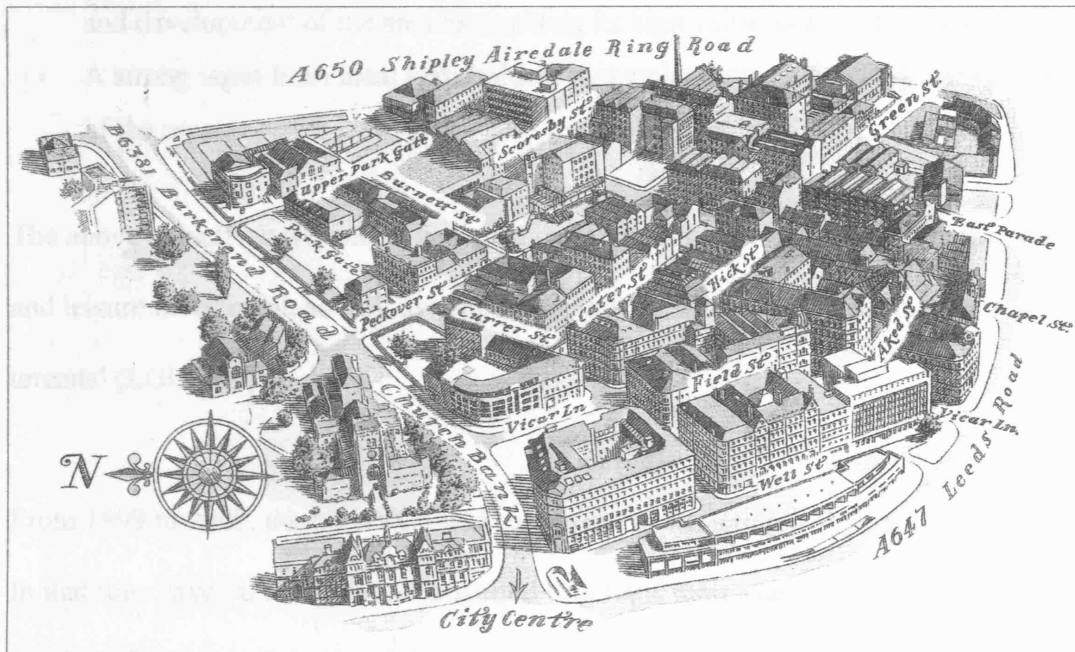
### **Historical Context**

Bradford was a city of great wealth and importance in the late 1800s, as it served as a thriving marketplace for wool and textile trading. Little Germany played an important part in that history as it was the wool-trading district. The wool merchants stores and mills built there between 1855 and 1890 are of Gothic and Greek revival style. Bradford's importance and economic success of that era are evident in the stately design and timeless construction of the beautiful buildings of Little Germany. Its web of cobbled streets is almost completely occupied by existing buildings, 55 of the 58 of which are listed. In 1971, Little Germany was named a conservation area.

As the industrial age came to an end, so did the vibrancy of Bradford's central districts. Little Germany became increasingly deserted and derelict and its buildings



fell into a state of disrepair. Some businesses remained in the area, but the quarter experienced much crime and vandalism.



**Map of Little Germany**  
Source: LGUVCo, 2003a

### The Project

The Little Germany Urban Village Company (LGUVCo) was established in 1999 as a partnership between the City of Bradford, The Prince's Foundation, the regional regeneration agency called Yorkshire Forward, and local community groups. Its objective was to create, by 2010, a mixed-use area 'characterized by a wide range of small-scale enterprises, independently owned shops and other uses and activities that will define the nature of the place' (City of Bradford, 2002, p7). The village would support a residential community of 2,000 and an employment community of 4,000.

There were five themes that contributed to the vision for the area (*ibid.*, p.7):

- The provision of a well-integrated mix of uses.
- The introduction of residential and commercial tenures, encouraging social and economic cohesion and opportunity.

- Creation of a pattern of development and residential density, encouraging mixed uses and amenities within walking distance.
- The promotion of high quality urban design and architecture within the planning and development of the area recognising its high value as a heritage asset.
- A strong input from local stakeholders in the planning, design and management of the area.

The above objectives were to be achieved by ‘attracting new residential, commercial and leisure investment, as well as supporting and assisting existing businesses and tenants’ (LGUVCo, no date).

From 1999 to 2003, the LGUVCo was successful in attracting investment to the area. In that time, five buildings were converted into flats, there was an increase in the number of area employers, and there was also an increase in the number of local amenities, including two cafes.

The LGUVCo also was instrumental in writing the Supplementary Planning Guidance for the area, which was adopted by the City in 2002. Particular attention was made to the area’s historic character and complementary elements of good design.

Additionally, a public realm strategy was designed to enhance the legibility of the area. Some public realm improvements, such as building up-lighting, have been funded in part through £1.5 million of Bradford’s successful Single Regeneration Budget (SRB) 6 bid (LGUVCo, no date).

Unfortunately, there was a breakdown in development activity brought on by local political strain and a lack of confidence on the part of Yorkshire Forward toward the Bradford City authorities (personal interview, Syers). In 2003 the LGUVCo was

absorbed into a new local entity, the Bradford City Centre Urban Regeneration Company. Some experiential talent was retained through transfer into that organization, however the focus on Little Germany was diluted. As a result, the actively managed regeneration of Little Germany was halted in 2003 before much of the partnership's work was realized.

As of January 2005, the assistance of the Prince's Foundation (Syers, author interview) has been retained as an advisory body in the further development planning for the area, and it seems that active management of the area's regeneration will begin again.

### **Urban Village Outcomes**

This section addresses to what extent the area has been able to successfully deliver the range of urban village characteristics to date. Assessment for this case is primarily based on observation and personal interviews, made on two weekdays in January 2005. Six local workers were interviewed, and a summary of the responses can be found in

Appendix F. No residents were interviewed due to the small residential population of the area.

*Area Size:* Little Germany is 20 acres in size, situated on a slight hill overlooking the adjacent town centre to the West. It is sympathetically connected to the Cathedral Quarter to the North in historical context and urban grain. It is separated from other parts of Bradford by the busy A647 Leeds Road to the South A650 Shipley Ring Road to the East. The quarter has recently been subsumed into the City of Bradford's master plan for the city centre redevelopment.

Population: The current residential population of Little Germany is approximately 225, or 150-200 dwellings<sup>10</sup> (Brayshaw, author interview). The daytime population grows to approximately 2,600 - 3000 (Syers, author interview) due to the amount of employment in the area.

Mixed Income & Tenure Housing: There are no detached or semi-detached houses, as all current residences are one and two bedroom flats in five converted mill buildings. The majority of the housing stock is investment-oriented rental property, with 75% being market-rate rental units and only 5% owner occupancy (Brayshaw, author interview). There is a small proportion of socially rented accommodation.

Mix of Building Types: Historic warehouse buildings dominate the site. Housing and businesses are mixed within the site, as well as some public amenity. The large buildings allow the area to be flexible for future changes in use.

Mix of Uses: There is a moderate mix of uses at this point, however not enough to support a neighbourhood or thriving employment quarter. Observed public amenities include:

- |                             |   |
|-----------------------------|---|
| ▪ 2 eat-in café/restaurants | ▪ 1 Sikh temple                         |
| ▪ 1 take-away sandwich shop | ▪ 1 regional community resource project |
| ▪ 1 pub                     | ▪ 1 theatre                             |
| ▪ 1 fitness gym             |   |

The project's close proximity to the city centre may not necessarily warrant a full range of social services for the primarily employment population. However some

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<sup>10</sup> Occupancy has been estimated at 70%, with a high percentage of singles or young couples without children.

local shop owners felt that a greater mass of retail business would help retain revenue in Little Germany that is currently going to the city center.

*Support Range of Residents:* There is no school, crèche, doctor, pharmacy or senior services centre. Residents also must buy daily grocery and other goods outside the area. However, Bradford has moved its Chamber of Commerce to a prominent building on the edge of the area, as well as the Bradford regional community resource center, boosting the potential for outside user traffic to the area.

*Pedestrian Friendly:* A strong public realm strategy, laid out in the Supplementary Planning Guidance written by the LGUVCo, was adopted by the City council in 2002. To date, street lighting has been improved. CCTV and increased policing has increased the street safety greatly, though the full strategy has not yet been implemented.

*Employment Provision:* There are approximately 3,000 people that work in Little Germany in service industry related companies such as insurance, real estate, and accountancy as well as other small enterprises (LGUVCo, 2003a, p.13). The LGUVCo plan projected an increase to 4,000. It is a convenient place to work, as it takes less than 10-minutes to walk to both of Bradford's train stations, and borders the city centre to the southwest.

*Self Sufficiency in Town Use:* Users and residents of Little Germany must rely on Bradford city centre for most of their daily needs, and therefore the area is not self-sufficient. The few retail amenities in the area are of a high quality, but reasonably



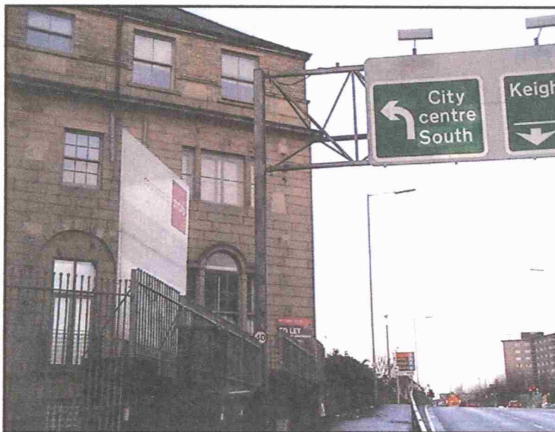
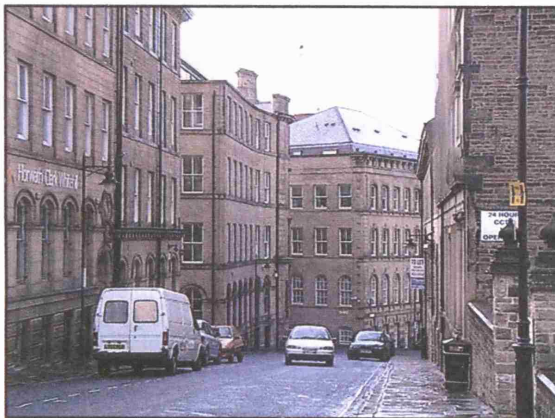
priced. The sandwich shops were well used at lunchtime, however they restricted their opening hours to 10:00am – 2:30pm, due to a lack of local resident use in the evening or weekend hours. This leads one to believe that the local experience of the resident must be limited and totally dependent on outside resources. Close proximity to the centre makes this a surmountable problem, but to become an urban village, much inward investment is needed in the way of basic daily services.

*Forward Management:* Yet to be determined.

### **Village Observations**

This section focuses on the qualitative outcome of the Little Germany urban village, and to what extent the Project was able to create a lively mixed-use neighbourhood.

Generally, the response from all interviewees was positive toward Little Germany. All enjoyed working in the area, and thought it was one of the best parts of Bradford. There was a general knowledge from those working in the retail services (gym, café, pub) of the LGUVCo, though there was some disappointment regarding the slump in activity since 2003 when the URC subsumed the partnership. None of the interviewees had any involvement with current regeneration planning or the new URC, but most expressed interest in cooperating with the new body.



### Views of Little Germany

Top: Architectural heritage in Little Germany.

Middle: Light traffic and minimal foot traffic in this well populated employment area.

Bottom Left: Apartment conversion abutting the busy trunk road.

Bottom Right: Apartment conversion with modern detailing.

Source: S. Laumann



Businesspeople seemed very happy in Little Germany, citing the comparatively low rents as a major benefit. However, one sandwich shop owner reported that his business would not be able to survive if he did not himself own the building and subsidize the shop with rental income from the offices above.

Some interviewees did report a sense of community in the area. This sense was associated with pride in the 'up-and-coming' image of the area, and the recent and imminent changes that are making a positive impact. Most interviewees felt very disconnected from the resident population, which could be attributed to the disproportionate number of residents and lack of neighbourhood facilities to support interaction. However, an increased resident population and the broad use of CCTV were cited as the major reason why the area felt safer and enhanced. If Little Germany continues its mixed-use path to toward sustaining a resident and business population, it would follow that the sense of area identity and community will grow commensurately.

The physical area is pleasant, with a sense of identity distinct from the surrounding city. This is due in part to the isolation caused by the very busy roads ringing the Southeast perimeter, as well as the clear distinction of historic architecture. There is good transport servicing the perimeter, and through routes are easily made on foot from the Cathedral Quarter and city centre. Pedestrian traffic was busiest at lunchtime, but moderately quiet at other times of the day. Vehicle traffic was light.

There is no green space and very few trees in the area, and the vision for a central square has not been successfully realized, thus leaving the visitor with a sense of hostility, or nowhere to relax.

## **Analysis**

Little Germany is a useful example because it demonstrates the way the urban village model can be applied to an existing built environment. The core emphasis of this scheme was on enhancing the design of the public realm, the introduction of residents into an employment district, and an expansion of business provision. The strategy showed some strong application of urban village characteristics. Relational strategies to other parts of the city also show poly-centric consideration.

To date, the work of the LGUVCo or the City of Bradford has not resulted in the makings of an urban village. The area has not achieved self-sufficient mixed-use status, nor does it provide enough residential provision to ensure a lived-in street scene outside of standard working hours. Despite this, there seemed a greater sense of conviction toward area regeneration than at the other cases. This could be attributed to the fact that interviewees had business interests in the area as opposed to residential expectations.

Little Germany has the benefit of being an architecturally beautiful quarter, and its proximity to Bradford's city centre and excellent transport options make it a promising candidate for a successful urban revival. However, Little Germany's economic stability is in jeopardy as the adjacent Bradford city centre is currently being demolished for sweeping redevelopment. Final plans for that redevelopment are unclear. Designs that integrate with the area's style and function would enhance Little Germany's value, but non-complimentary designs could overshadow the quarter's function and economics.

## 10 Conclusion

Anchoring the urban village vision is a multidisciplinary aspiration for polycentric, civic-minded, well-designed, economically and environmentally sustainable communities.

Having examined the history and outcome of three urban village schemes, it is clear that none of these cases measures up to be a perfect urban village. None were planned strictly according to the classical urban village criteria, showing deliberate variance on the part of project promoters. In addition, there are locational, economic and political factors that limit the cases' need or means to adherence. Crown Street and Britannia Village are heavily weighted towards housing provision over mixed-use development. Conversely, Little Germany though incomplete, is emerging as a business-oriented sub-quarter of Bradford's greater downtown regeneration scheme. These findings confirm the opinions of Biddulph, Franklin and Tait (2002b) (*see page 18*) that the application of village principles has been nearly impossible to apply uniformly.

These issues clearly demonstrate a contradiction in the model's structure, particularly when applied to infill manifestations. The existing abundance of nearby infrastructure, be it employment or housing, overrides the necessity for a 1:1 employment to working population balance. This seems to lead to marginal mix-use and less than self-sufficient neighbourhoods, which calls into question the economic and environmental sustainability of such examples as compared to standard suburban development. Thus again, we are faced with the tension created by an imperfect method of trying achieving a widely supported ideal.

From an urban design perspective, the model has produced good aesthetic results in place making. There is an identifiable sense of place at each development, as each case does have a specific boundary and character. But it is unclear if this character is a product of urban village style 'good design' or merely due to project circumstance: the newness of the architecture in Crown Street, the physical isolation of Britannia Village, and the distinctiveness of Little Germany's historical architecture. It is also not clear if this good design contributes to any engendering of community feeling. Interviewees demonstrated emotional attachment but limited community identity with their neighbourhood whether their opinion of the area was high or low.

Though there is a sense of place at both housing-led cases, those developments have not provided a satisfactory community space. Residents in both Britannia Village and Crown Street feel there is nowhere to go to relax in their urban village, therefore reinforcing isolationist elements of suburban design.

Given these case findings, the urban village model itself can be judged as only moderately successful. Strong points of the model include enforcing sensitive streetscapes, support for a master planning process and the advocacy of public participation. Weak points include the delivery of a truly mixed-use environment. While criticizing the shortcomings of built urban villages, we should also consider the model to be a success in providing an alternative to suburban development.

Having shown that complete compliance to the model is not likely, one must ask if selecting project-appropriate pieces of urban village characteristics is not a superior

objective. Perhaps this is the crux of the movement's evolution as the Prince's Foundation fosters broader urbanist ideals. Yet to be determined is if the urban village as a brand will be consumed by the New Urbanist wave that is rapidly moving eastward, or if there will be a reason to distinguish between the two. According to Warburton (author interview), the urban village has not gone away, just been reborn in new ways and names.

Thirteen years on since the original publication of the Urban Village Forum manifesto, the blush has gone from this innovation before a critical mass of examples has had time to blossom. We have seen that the movement's holistic principles have had much more success in infiltrating the contemporary development vernacular than in on-the-ground application. We experience a sense of shortcoming when these expectations do not come to fruition. Perhaps the most valuable element is not the success of an individual case but the incremental move toward urbanist ideals.

## Appendix A: Comparison of urban village characteristics and various urban design best-practice doctrines

This table (in 2 pages) compares design guideline statements from four contemporary developments doctrines. Statements are arranged in columns according to the guiding principle statements as found in each document and arranged to demonstrate similarity or dissimilarity with the other documents. Empty spaces represent no clear guiding principle regarding that issue.

Urban Villages Forum (UVF)	Charter for the New Urbanism (CNU)	ODPM Sustainable Communities Plan
Ideal size of 100 acres (40 hectares)	The neighbourhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.	
Ideal population of 3,000-5,000 (includes resident and working population)		
1:1 ratio of jobs to working residents	30% workspace	A flourishing local economy to provide jobs and wealth.
Range of uses mixed within street blocks	Concentrations of civic, institutional, and commercial activity should be embedded in neighbourhoods and districts, not isolated in remote, single-use complexes.	
Support range of populations including elderly residents	Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.	Good quality local public services, including education and training opportunities, health care and community facilities, especially for leisure.
Mixed tenure of housing (income and size)	Within neighbourhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.	A well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes.

Urban Villages Forum (UV) continued....	Charter for the New Urbanism (CNU)	ODPM Sustainable Communities Plan	Urban Task Force Report
Pedestrian friendly environment	Streets and squares should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbours to know each other and protect their communities.	Good public transport and other transport infrastructure both within the community and linking it to urban, rural and regional centres.	A user-friendly public realm should make walking and cycling easy, with frequent pedestrian cut-throughs. Car dependency should be minimised, integration with public transport maximised.
Mix of building types	Neighbourhoods should be compact, pedestrian-friendly, and mixed-use. Districts generally emphasize a special single use, and should follow the principles of neighbourhood design when possible.		Design should intensify development and uses in relation to local shops, services and public transport.
Flexibility of building style (support future changes)		Buildings that can meet different needs over time, and that minimise the use of resources.	Buildings should be durable over many generations and through changing social and economic needs, providing adaptable and flexible environments.
Self sufficiency in town use	. Schools should be sized and located to enable children to walk or bicycle to them.		

*Sources:*

Aldous (1997). Urban villages: a concept for creating mixed-use urban developments on a sustainable scale.  
 Leccese and McCormick (2000). Charter of the New Urbanism.  
 Urban Task Force (1999). Towards an Urban Renaissance, p. 71-74.  
 ODPM (2002). Sustainable Communities: Building for the future, p.4, 'What makes a sustainable community?'

# Appendix B: Comparison of cases against Urban Village Criteria

Glasgow		London		Bradford	
Urban Village Criteria		Crown Street		Britannia Village / West Silvertown	
Area Size (UVF: 100 acres)	40 acres (will grow to 125 acres with the addition of new CSRP projects under way)	40 acres	40 acres	20 acres	Little Germany
Population (UVF: 3,000 - 5,000)	1,100 dwellings (~2,000 – 3,000) 200 estimated day users/employed in area	1,200 dwellings (3,000 residents) 70 estimated day users/employed in area	~200 dwellings (~250 residents) 3,000 day users/employed in area	Heavy on employment. 1:10	
Ratio employment (UVF: 1 working-age resident: 1 job)	Light on employment. Estimated 2,000 working-age residents, and 200 jobs in the development. (10:1).	Very little employment. Estimated 2,000 working-age residents, and 50 - 70 jobs in the development. (28:1).			
Mix of uses within street blocks	Little. Some flats above shops on high street. Little mixed use on residential streets.	Little. Primarily apartment blocks and terraced housing. Some live-work units, but very few employment sources.	Some. Primarily businesses. Many vacant sites. Few mixed-use buildings.		
Support range of residents	Yes. Schools, health services, library & community hall.	Elementary school and community centre.	Limited amenities for day users. Very limited for residents.		
Mixed income housing	Yes. 80% private owned/rented. 20% social landlords.	Yes. 75% private ownership/rental; 25% social housing.	Yes. 75% private investment for rental market. 5% owner occupied. 20% social housing.		
Mixed tenure housing	Yes. Tenement form calls for family dwelling on ground floor, smaller flats on upper floors.	Yes. 200+ terraced houses, 130 single/elderly units, 800 various flats.	Some. Primarily flats for singles or couples.		
Mix of building types	No. Mainly residential with dwellings on all levels.	Little. Development central square has mixed use buildings, others only residential.	Yes. Mostly converted mills. Flexible to future use changes.		
Pedestrian friendly	Yes. Clear and broad walkways. Legible neighbourhood layout. Parks provide some through routes.	Yes. Majority of car parking is underground or on-street around terraces.	Not much vehicle traffic, but sidewalks not all well maintained. Public realm strategy not completed yet.		
Self sufficiency in town use	Moderate to good. Neighbourhood amenities available, but no café, linger space or meeting place.	No. Range of goods & services is limited, poor quality or expensive. Little draw for social interaction.	No. No shop/grocer, no pharmacy or other neighbourhood amenity.		
Forward Management	Mgmt Trust established, but not currently active as CSRP currently managing resident communication.	Some. Weak community trust organization. Residents do not feel its presence. Criticized on local website.	L.G.U.V.Co dissolved before project completion. Currently Bradford URC to carry forward with UV support.		



### Appendix C: Comparison of cases against Observation Criteria

<b>Observation Criteria</b>	<b>Glasgow</b>		<b>London</b>		<b>Bradford</b>	
	<b>Crown Street</b>		<b>Britannia Village / West Silvertown</b>		<b>Little Germany</b>	
Connectivity to other areas for retail, employment, services.	Connected, but broad roads provide boundary to greater area to South.		Adjacent locations remain brownfield or non-neighbourhood use. However, residents did not feel they were on 'island'.		Yes. Adjacent to city centre. Dependent on this relationship for amenities.	
Open Space / Green Space atmosphere	2 nice public parks, though maintenance has been difficult. Communal and private gardens on the interior of each tenement block. Well maintained.		Moderate public environment. Trees lining streets, some derelict open space, village green lacks furniture, feature or accepted use.		No green, public open space. 'Festival Square' could be re-designed to provide public space.	
Services / amenity atmosphere	Housing associations exist for each tenement block. Social outlets at community hall and learning centre.		Very limited activities & services held in village hall; a source of community disappointment. Bar/food outlet reasonably well attended.		Weak. Too few shops to create critical mass to retain traffic. Cafés very well attended at lunchtime.	
Health check of retail businesses	Healthy. Some original businesses returned to area. Good mix/critical mass of amenities to be useful to residents.		General comment from all retailers: 'Just surviving'. Location cited as main drawback.		Café, pub & gym are surviving (doing well with little competition). Location good for professional businesses in area. Cheap rent.	
Morning street activity	Light traffic.		n/a		Quiet.	
Afternoon street activity	Medium/good foot and vehicle traffic.		Light foot and vehicle traffic. School run, little activity around village retail centre.		Light foot and vehicle traffic. Very quiet after 5.30pm. Not dissimilar in evening to Bradford in general.	
Public Transportation	Good. 10 - 15 min. walk to CBD, moderate bus and train connections.		5 - 10 min walk to DLR train. Bus links run on perimeter road. Public transport links to local area and central London still improving.		Walk 5 - 10 minutes to Bradford's 2 train stations. Bus links run on perimeter of area. Main roads adjacent.	

**Appendix D: Residents' survey responses: Crown Street, Glasgow**

<b>CROWN STREET</b>	<b>Interview 1</b>	<b>Interview 2</b>	<b>Interview 3</b>	<b>Interview 4</b>	<b>Interview 5</b>
<i>How do you feel about this place?</i>	Marvellous. So happy what they have done.	Fantastic. Was involved with planning.	I like it.	Better than before.	Good.
<i>Do you think it is an 'urban village' with mix of people and uses?</i>	Yes. Lots of different people now.	Mostly.	Yes.	Good neighbourhood. Sometimes rough at night.	I think so.
<i>Did you live in the area before?</i>	Since 1980. So much nicer. Great to have people around.	Since 1984. Image much enhanced.	No.	Yes.	Yes.
<i>Enhanced area image?</i>	I suppose. People mix well.	Some ways. Outside people fitting in.	Urban atmosphere.	High street ok.	In some ways.
<i>Village atmosphere</i>	Yes. Now families can live near each other again.	Yes. Public meetings have original locals and new people.	I know a few.	Yes.	Some.
<i>Know your neighbours?</i>	Always walk to shopping.	Great. Friends were shocked. Original chip shop.	Yes. Library. Park. Shop in market.	Mostly.	Yes. Good pharmacy and glad the market changed. Better now.
<i>Use local shops and amenities?</i>	10 or 15 minutes. Most 10. Well, sort of.	For the most part.	Not really. Mostly in town for clothes, etc.	Yes.	Some.
<i>Can you find most everyday needs in a 5-minute area?</i>	Forever.	18 months longer - moving for work.	A few years for sure.	For a long time. No plans.	Not sure. I'm from here.
<i>Plan to stay how long?</i>	No.	n/a	No. I bought here.	No.	Not sure.
<i>Would you move if you could?</i>	Yes.	Yes.	No.	Yes.	No.
<i>Belong to any local associations?</i>	Yes.	Yes.	Yes.	Yes.	Yes.
<i>Do you feel connected to other parts of the city?</i>	Shame people let their dogs poop on the lovely new stone.		The art is nice.		Good activities in the old church. It's peaceful there.
<i>Other comments</i>					

# Appendix E: Residents' survey responses: Britannia Village, London

BRITANNIA VILLAGE	Interview 1	Interview 2	Interview 3	Interview 4	Interview 5	Interview 6
<i>How do you feel about this place?</i>	Vested interest. Bought into area. Now want to improve.	Quite nice generally.	It's crap.	Enjoy it. Now work in area and enjoy more.	Ok. Good for now.	I like it.
<i>Do you think it is an 'urban village' with mix of people and uses?</i>	Need community cohesion. Very split. Marks of social deprivation.	Lived up to basic village ideas. More young people & singles.	More shops.	Only recently. Didn't like pub because knew too many people, now like it.	No. I don't socialize much.	Somewhat. People are mixed. Mostly young families on this block.
<i>Did you live in the area before?</i>	No. Came at start of B. Village. 6 years.	7 years. People changed, not the place.	Yes. 18 years. Lived in old high-rises.	No. Area is mixed now. Russians, Italians, some couples but mainly singles. 2 yrs.	No.	In other parts of Newham.
<i>Enhanced area image?</i>	Not successful village atmosphere.		No, old blocks used to be closer.	Yes. Safe to walk around. Know people I can talk to.	Ok.	Neighbourhood. Not very busy.
<i>Village atmosphere</i>		Yes.	Yes. But same old thing.	Yes.	Yes, some. A little.	Some neighbours. Kid's friends.
<i>Know your neighbours?</i>	Yes, other owner-occupiers.	Yes.	No. Canning Town by bus. It's cheaper and many more shops.	Yes.	Sometimes. Use car to do shopping.	No. The quality of food in Costcutter is bad. Not much else.
<i>Use local shops and amenities?</i>	Sort of. Use car to do big shopping.	No.	No. Canning Town.	Doctor is 10 min. No cash point.	No.	Not really.
<i>Can you find most everyday needs in a 5-minute area?</i>	No plans to move.	For now.	As long as council keeps me.	For a year.	Not sure. A few years at least.	No plans.
<i>Plan to stay how long?</i>	No.	I can move. I don't want to.	Out of London.	Don't know.	Not sure.	Don't know.
<i>Would you move if you could?</i>	Church leader. Working on building associations.	No.	No. Don't have any.	No.	No.	School helper.
<i>Belong to any local associations?</i>	Work in other parts. Isolated feeling even from Newham.	No. You can walk to other parts of the Docks.		Yes.	I work in Canary Wharf.	Yes.
<i>Do you feel connected to other parts of the city?</i>	Needs café or place for people to go. Not pub.	Some people bringing area down rather than up.	Nothing for kids to do. Stopped youth clubs.	Parents bought flat as investment 2 yrs ago.		Not much to bring me outside of the house around here.
<i>Other comments</i>						

## Appendix F: Local workers' survey responses: Little Germany, Bradford

The questions in this survey were altered slightly to account for the fact that interviewees were local workers and not area residents.

LITTLE GERMANY	Interview 1 Manager Local gym	Interview 2 Employee Mortgage company	Interview 3 Manager Calico Jack's bar	Interview 4 Employee, Community Resource Centre	Interview 5 Owner Local café	Interview 6 Employee ?
<i>How do you feel about this place?</i>	Nicest part of Bradford. 11 yrs ago, was really scary.	Better than it was. Had lost of crime 18 mos ago. Car theft, burglary.	Community within than Bradford in general.	Weird. Buzzing. Mix of old and new.	It's good, but slow.	Like area. Needs to be busier at night. Improved over last few yrs, including some tourism.
<i>Do you think it is an 'urban village' with mix of people and uses?</i>	Very much. But lacks shops.	Mixed people, businesses.	Good mix of business people. Most people are workers.	Yes. Mix of people about. Great for community work.	Some ways.	Bradford is full of UV's.
<i>Do you live in the area?</i>	No. Worked here for 11 yrs.	No. Leeds. Don't see residents around.	No. But want to move to LG.	No. Leeds.	No.	No. Outside Bradford.
<i>Enhanced area image?</i>	A lot safer than it was. CCTV makes big difference.	Yes. Better.	Yes. Lots of interesting people around.	Don't know.	Yes. LGUVCo did some good work, but there is not enough development.	12 yrs ago it was a mess. CCTV has helped crime a lot.
<i>Village atmosphere?</i>	It's started to go that way. Residents are key. Used to be unsafe.		Hard to say.	Yes. Community centre is open to all Bradford area. Get people from all over.	Some.	Don't see many other workers.
<i>Know your neighbours?</i>	Some. 90% gym users are workers. 10% local residents.	No.	Yes. Being pub, meet many execs in area. Design Exchange.		Yes. Only people working here use café. Residents don't come in.	Not personally.
<i>Use local shops and amenities?</i>	Sandwich shop & bar.	Cafes.	No.	Yes. Café and pub.	No. Not any around.	Not often.
<i>Can you find most everyday needs in a 5-minute area?</i>	No. Need some good shops.	Town at bottom of hill. Pretty easy to go there.	No.	Yes.	No.	No. 10 minutes.
<i>Plan to stay how long?</i>	Gym doing all right. Fair rent and landlord compared to Leeds or other parts of Bradford.	Permanent. Good rates.	Bar going to be redeveloped in 6 mos. with building; flats, restaurant and bar.		For long. Bought building, renting offices above, managing café ourselves.	For the foreseeable future.

LITTLE GERMANY continued...	Interview 1 Manager Local gym	Interview 2 Employee Mortgage company	Interview 3 Manager Calico Jack's bar	Interview 4 Employee, Community Resource Centre	Interview 5 Owner Local café	Interview 6 Employee ?
<i>Would you move if you could?</i>	No.	No. Leeds is 3x the cost of office rent.	Would like to move to LG. Happy about the changes for building.	Yes. Would like to live in LG. Resource Ctr will soon expand if possible in LG.	Not really.	No. Wouldn't live in a town.
<i>Belong to any local associations?</i>	Used to do a bit with LGUVCo. Wasn't made up of right people. Didn't have voice.	No.	Used to have some to do with LGUVCo. Not now.		Used to LGUVCo. Disappointed with slowness of regeneration.	
<i>Do you feel connected to other parts of the city?</i>	Not at all. You can tell y buildings. Deprived areas are at our doorstep.	LG is isolated.	Not really. Don't get many city people here. Don't want them, either. LG better than rest of B.	Don't know.	Not really.	Surprised how many local people have never heard of LG.
<i>Other comments</i>	A lot of racial tension in city. Civic pride is very low. Pessimistic people.		Seems people don't know how to be part of LG plans.		Would like more quality shops in area and more energy to be devoted to development.	Increase in residents improves area tremendously. Didn't like it when no one lived here.

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## **List of Expert Interviews:**

### *Britannia Village*

Osmond, Christopher

Royal Docks Property Services (property management company in West Silvertown)

### *Crown Street*

Crawford, Lynn  
McClelland, John

Crown Street Regeneration Project  
Gorbals Police

### *Little Germany*

Brayshaw, Simon

Bradlon Development (property management company in Little Germany)

Rice, Nigel

City of Bradford, Planning Department  
(formerly Project Director, Little Germany Urban Village Company).

Syers, Jason

Princes Foundation, Northeast

### *General*

Bott, Ian  
Hardy, Matthew  
Murdoch, Ian  
Warburton, David

PRP Architects (Meridian South)  
Prince's Foundation / INTBAU  
Garston Urban Village Partnership  
English Partnerships (formerly Project Manager, Urban Village Forum)