University-led Urban Regeneration

Martin Summersgill
26th January 2015

Background & Emerging Drivers

Historically

- Separate from the town (campus and/or inward-looking)
- Local urban situation not priority
- "Town & Gown" tensions

20/21st Century

- Closer interaction between locality and university
- Closer interaction between business and university
- Greater awareness of the power of local communities
- Greater sensitivity to reputational impacts locally

Some Key Drivers (UK)

- International competition in HE
- Student fee income as the leading revenue stream
- Diminishing State support
- Need to attract high-quality academic staff
- Drive for growth in numbers (+ through merger)
- Matching increases in accommodation/facilities
- Emphasis on staff/student experience and environment

Multiple campuses and faculties across London

Map of full Imperial College London Estate
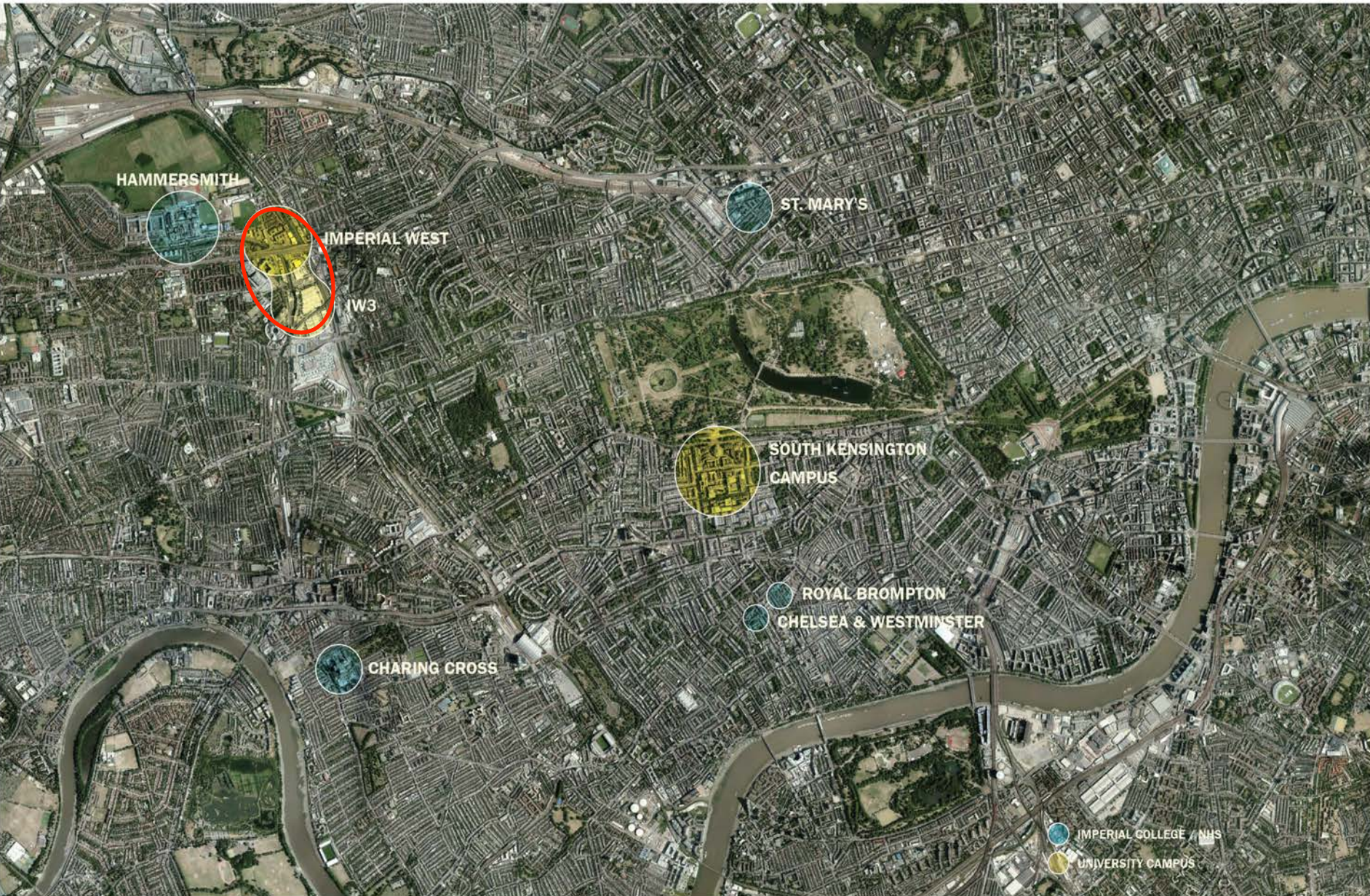
White City Opportunity Area

Current Planning Policy Guidance - OAPF Urban Design Objectives*

The following summarises some of the key design objectives outlined by the White City Opportunity Area Plan Framework:

1. CREATING AREAS OF NEW PUBLIC REALM AND OPEN SPACE

• Seeking provision of a high quality area of public open space, preferably on each side of the Hammersmith and City Line viaduct, to give the area identity and provide a recreational space for shoppers, residents and workers.
• Providing smaller areas of open space which will enhance local character and distinctiveness and be clearly defined as private or shared amenity space.
• Integrating existing parks, open spaces and landscaping with new public realm.
• Providing play areas which reflect diverse needs.
• Provide ecological corridors to encourage rich biodiversity throughout the area.

2. MAXIMISING CONNECTIVITY

• Providing new linkages to overcome barriers created by the Westway, A3220, West London Line, the Central Line cutting and Hammersmith and City Line viaduct.
• Ensuring new developments should be permeable and existing buildings with large impermeable building footprints should provide new links through their sites to provide better connections to surrounding areas.
• Design new streets with active frontages and to be tree-lined with identified routes that will improve conditions for pedestrians and cyclists while reducing congestion.

3. QUALITY URBAN DESIGN THAT RESPONDS TO CONTEXT

• Provide the majority of buildings at a height of 6-10 storeys in the area to allow for a mix of uses, while also providing some lower rise terraces adjacent to existing neighbourhoods.
• Taller buildings would be more appropriate along the elevated Westway, where they would act as a point of identification for White City.
• Build upon the character of the surrounding high quality areas in West London and provide mansionblock typologies for residential areas.
• Improve settings for the distinctive architectural and townscape features of the area including DIMCO, BBC TV Centre, the Westway and the Hammersmith and City line viaduct.
• New retail should focus on shops within a shopping street typology.
• Provide a transition in scale of buildings from the town centre, moving north through White City East.
• Provide a flexible block plan that can accommodate, and be adapted to, a variety of building types, scales, sizes and a variety of amenity spaces.

3.158   The 2013 masterplan reflects progress towards the implementation of the original masterplan.

Legend: Implemented / Planning permission consented
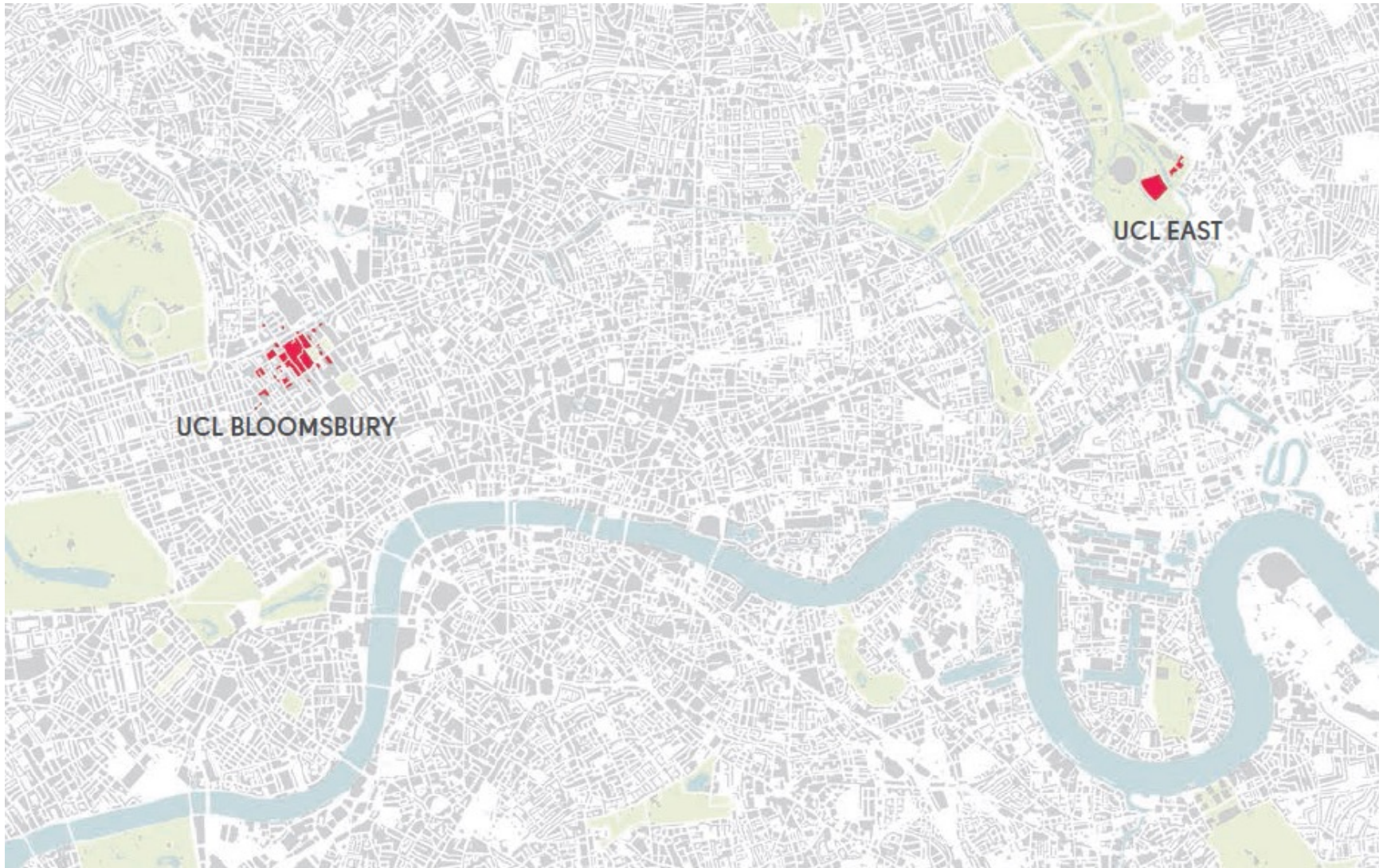
* WHITE CITY OAPF 06/2013

Imperial West

- Land acquisition opportunity
- Not constrained by policy or commercial structure
- Aims to achieve a commercially sustainable mix
- Expected to incorporate industry beside university
- Part of an "Opportunity Area"
- Supported by GLA and local authority (planning)

Bloomsbury & UCL East

WIDER CONTEXT OF FUTURE DEVELOPMENT IN/AROUND QEOP

Context - Olympicopolis

UCL East

- Conclusion of prolonged search for appropriate site(s)
- Subject of central Gov't and GLA sponsorship
- Some constraints eg. development timing, uses etc.
- Expected to incorporate mostly conventional HE uses
- Part of Olympicopolis, initiated by GLA

Universities and Urban Renewal

- Real Estate strategy (investment; growth etc.)
- Academic mission of the institution
- Sources of funding/investment; conditions attached
- Planning controls
- Neighbouring landowners/developers
- Conditions of local urban environment; priorities
- Strength and organisation of local communities

END

UNIVERSITY-LED URBAN REGENERATION CASE STUDIES

CASE STUDY 1
QUEEN'S CAMPUS: DURHAM UNIVERSITY IN STOCKTON
Widening access to higher education on a brownfield site

Dr Clare Melhuish
UCL Urban Laboratory
September 2015

urbanlab UCL ESTATES UCL

CASE STUDY 2
UNIVERSITY OF CAMBRIDGE: NORTH WEST CAMBRIDGE DEVELOPMENT
A new urban district on former green belt land

CASE STUDY 4
THE US MODELS: UNIVERSITY OF PENNSYLVANIA (PHILADELPHIA), NEW YORK UNIVERSITY AND COLUMBIA UNIVERSITY (NYC)
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A 'living laboratory' for sustainability in the city centre

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UNIVERSITIES LEADING ON URBAN REGENERATION

'Cities are produced through processes of uneven development based on rounds of accumulation, commoditisation, and particular geographies of biased investment and preference that produce unequal processes of urbanisation. This historical process of accumulation and dispossession has to be actively produced – urbanism is an unequal achievement, and in that achievement, the past, present, and future of the city are constantly being brought into being, contested, and rethought' (McFarlane 2011:652)

In this set of case studies we present a number of different scenarios for university-led 'place-based leadership':

Durham University, which took on a key role in the economic and social regeneration of Teesside back in the early 1990s, with an emphasis on tackling issues around health, poverty, and lack of access to higher education through the development of its Queens Campus site in Stockton

Newcastle University, which is currently developing new university facilities on the city's emerging Science Central site in partnership with the city council, in order to stimulate the transition to the knowledge economy, promote sustainability research, and address social inequalities in the local area

University of Cambridge, which is developing a new urban quarter in the northwest of the city to accommodate its postdoctoral research staff but also to provide community infrastructure for the wider residential area, contribute to the city's much-needed housing supply, and set new standards of sustainable design.

In case study 4, we compare these scenarios with initiatives launched by three US universities over a similar period – **Pennsylvania, New York University and Columbia** – to highlight the transatlantic and international context in which universities are developing their spatial expansion strategies, and the corresponding emphasis on participation in wider urban regeneration processes.

And finally in case study 5, we look at an example of local urban regeneration in **London – Somerleyton Road** – proceeding without the input of a university 'anchor institution', with a view to highlighting the similarities and contrasts between development approaches, specifically in terms of the principle of local community participation and benefits, and co-operative working with the local council.

Each case study is divided into four sections:
firstly the **historical institutional context for the development**, the way it has been shaped by national higher education and regeneration policies, and the choice of a site;

secondly the **institutional and external visions and narratives** which have defined and communicated the idea of the project and mobilised a wide base of support for its realisation;

thirdly the **processes and structures** put in place to bring the development to fruition, including governance, finance, and partnerships with other urban actors, as well as the tools used to materialise the vision, in particular community engagement and architects' plans and drawings;

fourthly at the process of **translation of visions and aspirations into the reality of local place,** through the complex business of local planning systems, construction, and towards a set of hoped-for social, economic and environmental benefits for the wider urban area.

UNIVERSITIES WORKING WITH COMMUNITIES

'As cities compete for status in a world hierarchy of cosmopolitan urban centres, radically re-making vast tracts of the urban landscape to attract global investment, it is vital to consider what voice under-represented and marginalised local communities have in preserving their identity and right to sustain ordinary dwellings and livelihoods.' (Campkin, Melhuish, Ross 2014: Heritage and Renewal in Doha, Urban Pamphleteer #4)

Universities are promoted as agents of urban regeneration because they are seen to generate economic activity and produce skilled localised workforces to power the knowledge economy (NESTA 2009, RSA 2014), while offering stability and 'sticky capital' (quoting Maurrasse 2001) as anchors for development with a long-term commitment to place and community participation. Furthermore they have access to alternative and diverse sources of funding, from both higher education and urban renewal funds, that can be directed into physical projects with benefits for stakeholders including business and local communities (Goddard and Vallance 2013).

But although universities are increasingly used (by governments) to support austerity projects and neo-liberal agendas through the assumption of political and economic functions, 'narrow policies aimed at optimizing the economic function of universities' (Addie et al 2015:34) do not necessarily lead to benefits for less skilled workers and excluded communities in local neighbourhoods.

Most universities are working hard to distance themselves from the imagery of dreaming spires, ivory towers, academical villages, and other utopian scholastic communities with which they identified in the past. Instead, they are using the language of the knowledge or innovation cluster, urban laboratory, communiversity, non-campus campus, and other terms, to evoke new images and institutional identities that are gradually emerging as new types of built form. These are being packaged as new components of the urban landscape, within precincts, quarters and extensions, to underpin a re-visioning of the university as urban placemaker and agent of regeneration'

'The plan of a university, like that of a city, should be a mechanism for enabling things to happen, for the enhancement of life' (Sir Peter Shepheard, Shepheard Epstein Hunter 1980)

Effective communication both within institutions (management, faculty, estates, and public engagement), and between institutions and their internal and external constituents, is essential to build trust, deliver a message about the nature and spirit of the university, and enable universities to contribute to the amelioration of urban problems.
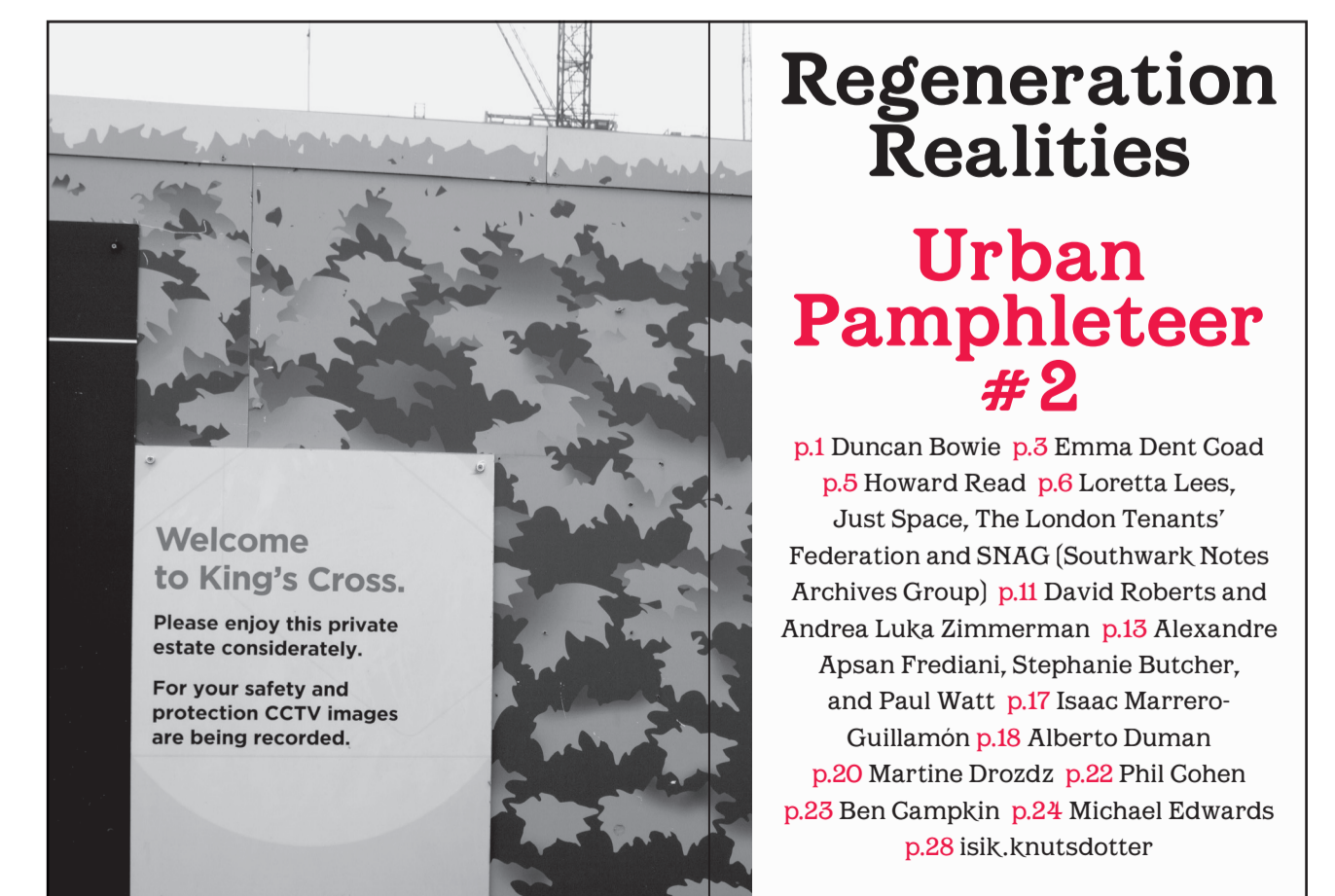

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For your safety and protection CCTV images are being recorded.

Regeneration Realities
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p.28 isik.knutsdotter

Image from winning competition submission for Olympicopolis, the new cultural quarter in the Olympic Park

King's Cross Central

Olympic Legacy

White City

Wood Wharf

Elephant & Castle

Greenwich Peninsula

Canada Water

Brent Cross Cricklewood

Allies and Morrison London masterplans.....

King's Cross Central	UAL Central St Martins
Olympic Legacy	UAL London College of Fashion University College London
White City	Imperial College
Wood Wharf	
Elephant & Castle	UAL London College of Communication South Bank University
Greenwich Peninsula	Ravensbourne
Canada Water	King's College London
Brent Cross Cricklewood	

.....and associated university projects
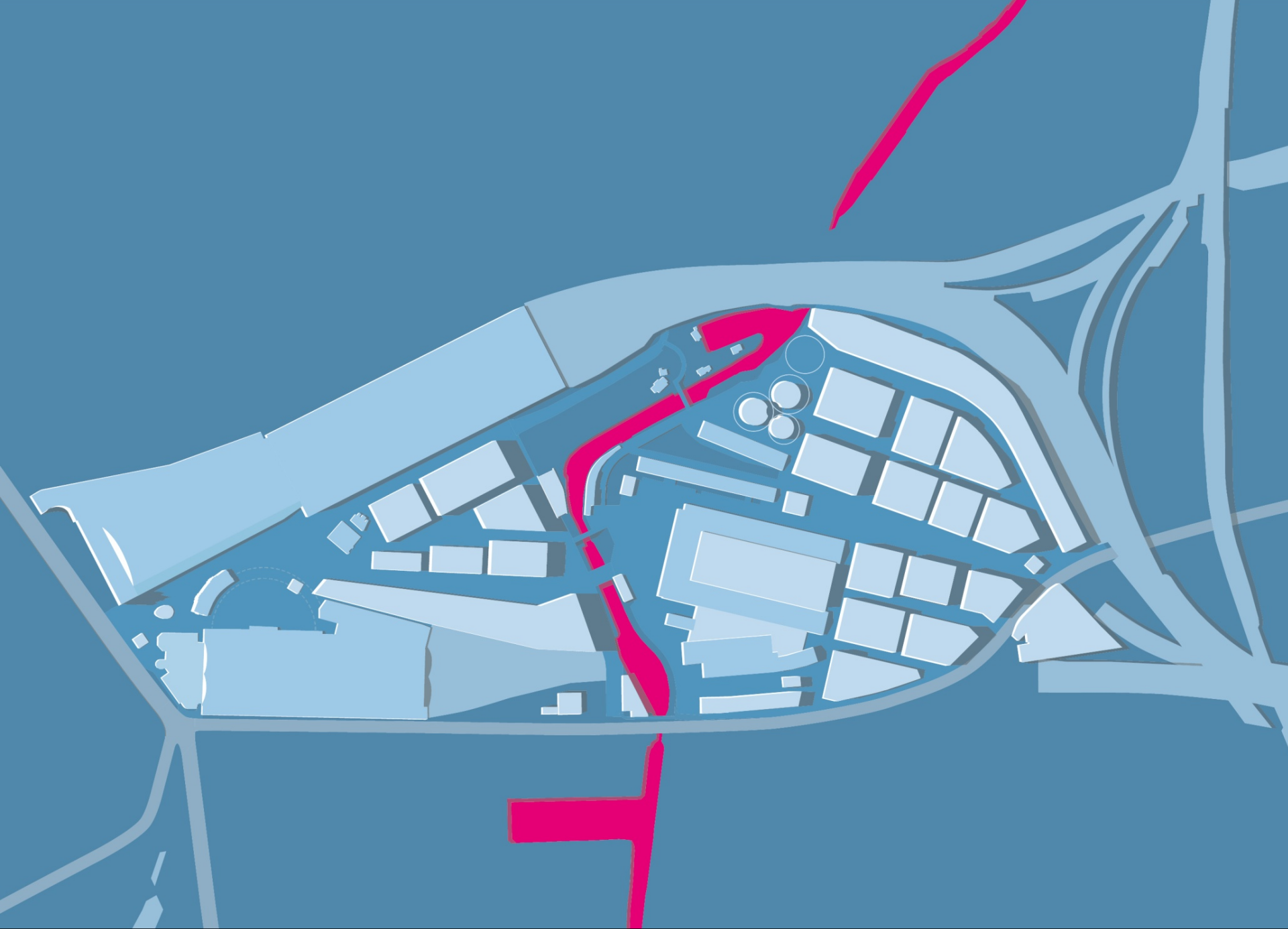
Kings Cross masterplan

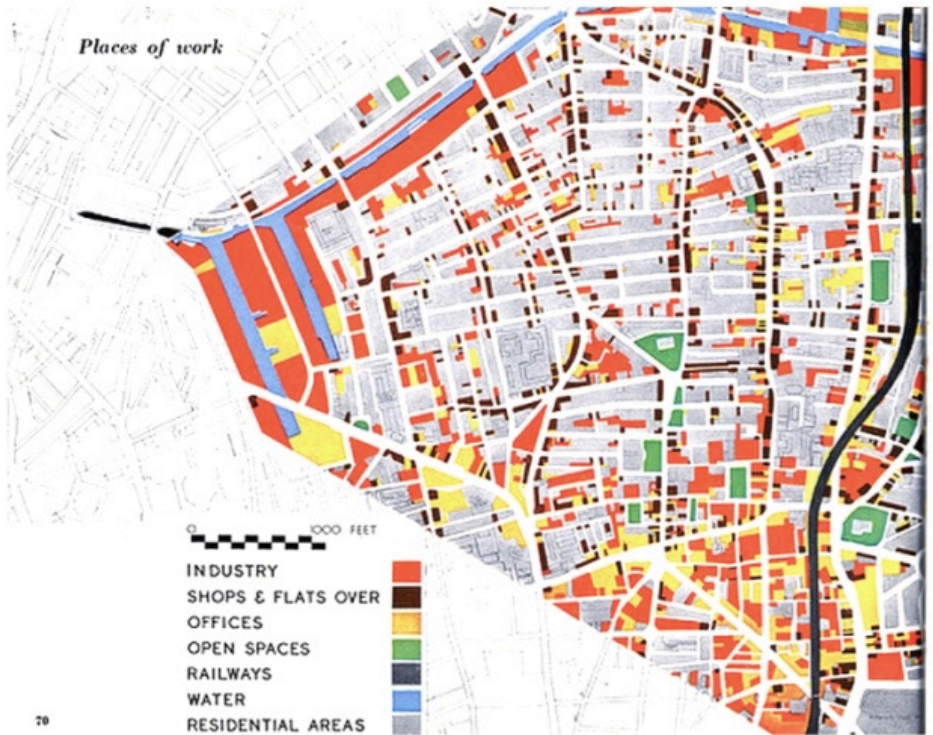University of Central Lancashire campus

UCLAN campus plan: buildings not spaces

Typical campus environment with buildings facing away from street

Original university building with strong relationship to street

Places of work

INDUSTRY
SHOPS & FLATS OVER
OFFICES
OPEN SPACES
RAILWAYS
WATER
RESIDENTIAL AREAS

0 ... 1000 FEET

Use map of Shoreditch as serveyed in the 1930s

Replanning the places of work

INDUSTRY
SHOPS & FLATS OVER
MARKETS
OFFICES
OPEN SPACES
RAILWAYS
WATER
RESIDENTIAL AREAS

0 ... 1000 FEET

Proposal for redesgning Shoreditch prsented in the County of London Plan

Plans from Abercrombie's: Greater London Plan (1944) showing Shoreditch as existing (left) and as proposed (right) with uses rationalised and zoned.

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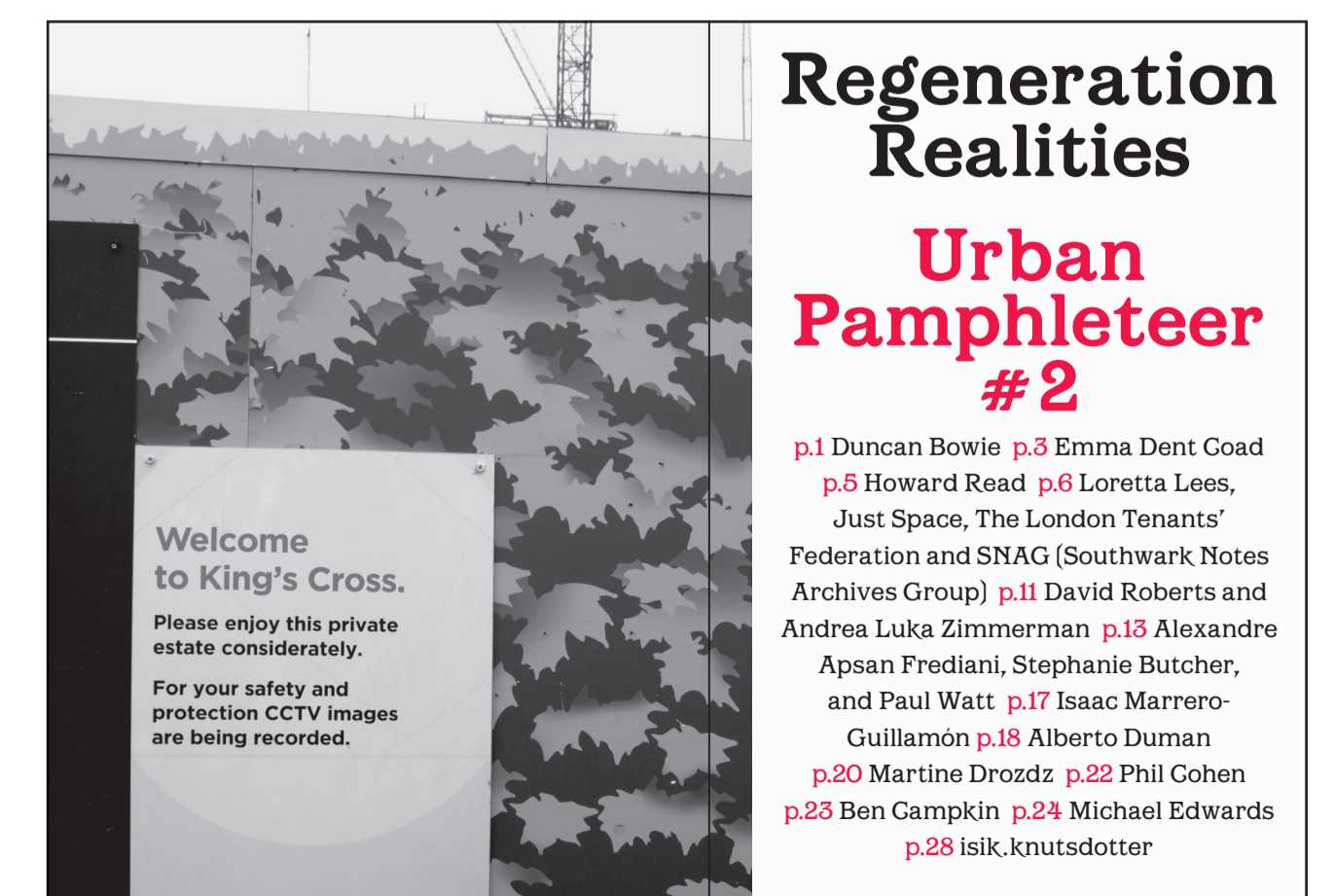
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THE UNIVERSITY OF
NORTHAMPTON

CC | Collaborative
BE | Centre
for the
Built
Environment

Beyond the red line:
How are universities re-imagining cities and urban communities through their spatial development plans?

The University of Northampton Waterside Campus

Sabine Coady Schäbitz
Director Collaborative Centre for the Built Environment
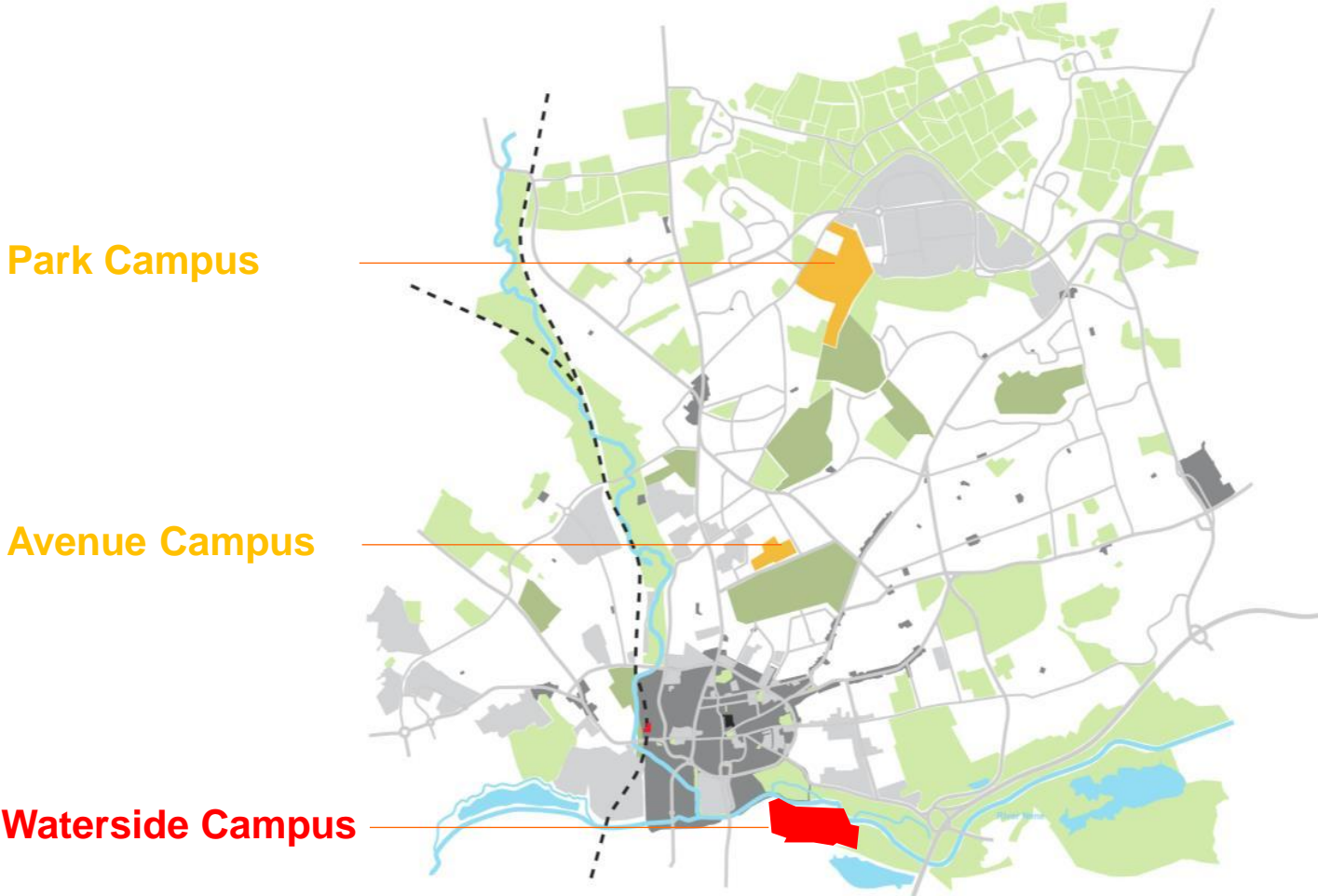
University of Northampton today

Avenue Campus

2005 - TEN YEARS - 2015
THE UNIVERSITY OF NORTHAMPTON
NE · NESCIAMUS

Park Campus

Plans
Consolidation in one new campus

Park Campus

Avenue Campus

Waterside Campus

mosescameronwilliams architects

Northampton

...one of the 'best-built' and 'handsomest' of English towns"...
Daniel Defoe

NORTHAMPTON

CHURCH OF ALL SAINTS.
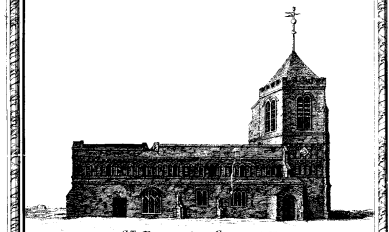
ST PETER'S CHURCH.
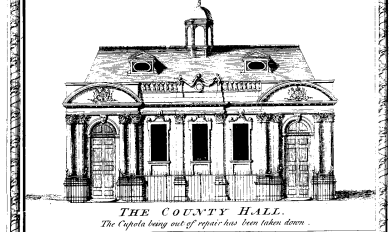
THE COUNTY HALL.
The Cupola being out of repair has been taken down.

A PLAN OF THE TOWN OF NORTHAMPTON Survey'd IN MDCCXLVI BY MESS. NOBLE & BUTLIN AND ENGRAVED BY Tho.s Jefferys GEOGRAPHER to his Royal Highness the Prince of Wales

CHURCH of S.t SEPULCHRE, after the Model of the Holy Sepulchre at JERUSALEM.

ST GILES'S CHURCH.

THE TOWN or GUILD HALL.

Key Drivers

- Competition
- Aspiration
- Opportunity
- Civic Mission

The Institutional and the Physical

- Destination Waterside
- Rethinking Education
- Changemaker Campus
- Pioneering Development
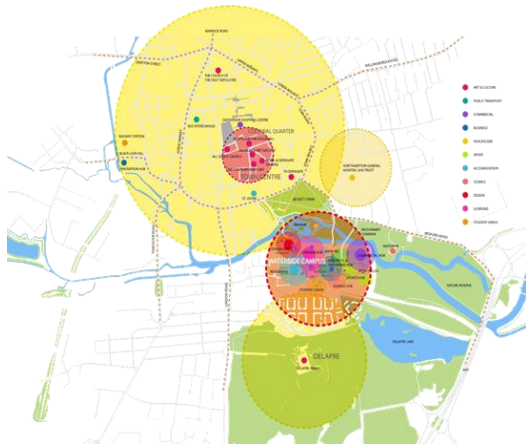
Consolidation
Space Model

Existing (left column, top to bottom):
- 1. Arts
- 2. Health
- 3. Science + Technology
- 4. Education
- 5. Northampton Business School
- 6. Social Science
- Shared Teaching
- Student Facing Services
- Library
- Informal Learning
- Non. Student Facing Services
- Catering + Retail + Student Union

Space Target / GIA (Gross Internal Area) reduction (middle column)

Proposed (right column, top to bottom):
- Shared Teaching Space
- Specialist Space
- Student Facing Services
- Support Space
- Informal Learning + Resource

Existing   Proposed

mosescameronwilliams architects

BECKET`S PARK

MARINA

MIDSUMMER COMMON

DESIGN HUB

LEARNING HUB

AVON HQ

COMMERCIAL HUB

WATERSIDE CAMPUS

RESEARCH & ENTERPRISE HUB

RESIDENTIAL

SPORTS HUB

SCIENCE HUB

SPORT FIELDS

STUDENT UNION

mosescameronwilliams architects
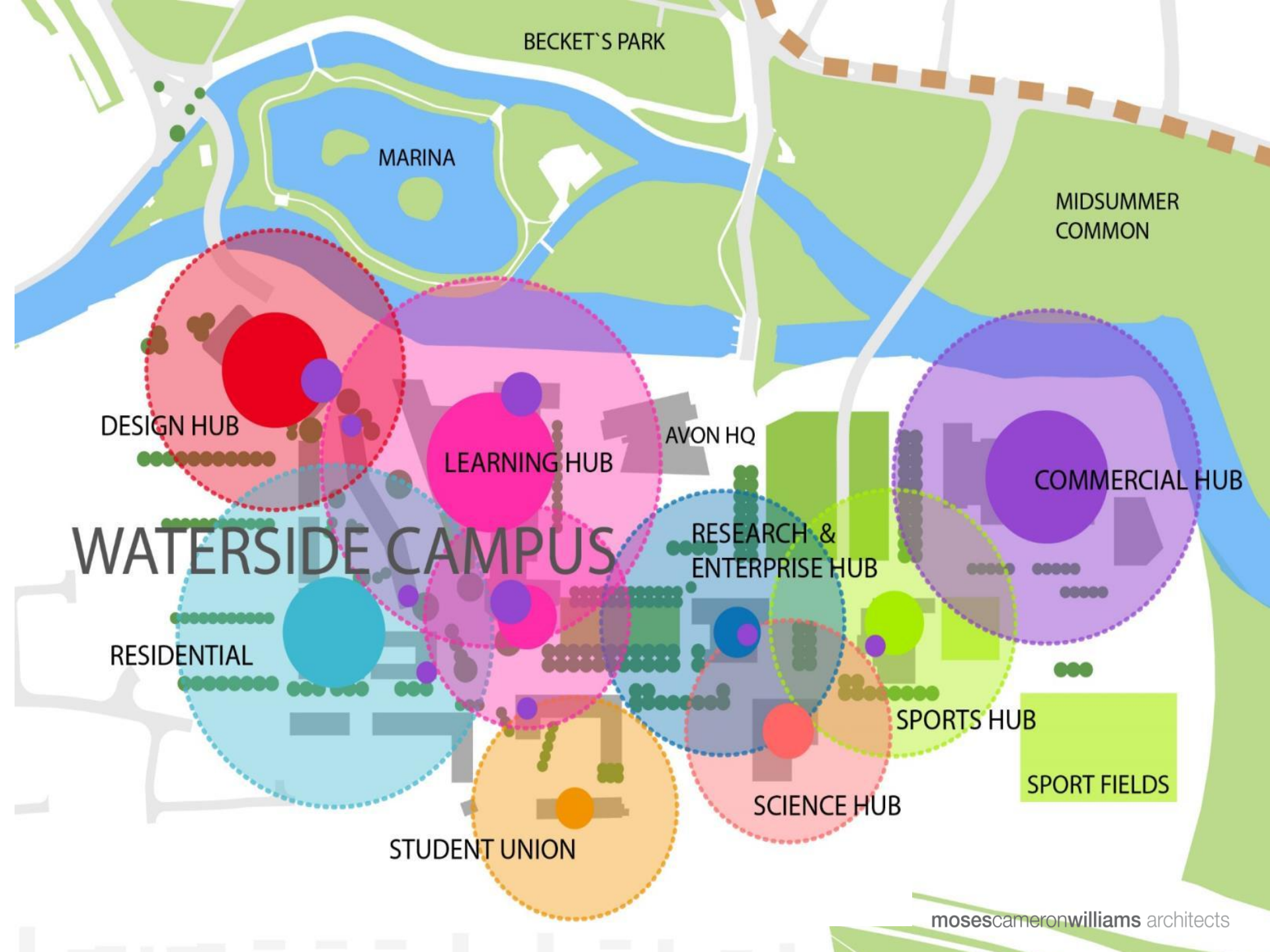
Engine Shed   Student Village   Creative Learning Hub   Research & Enterprise Hub   Avon   Sports Hub
                                  Hub
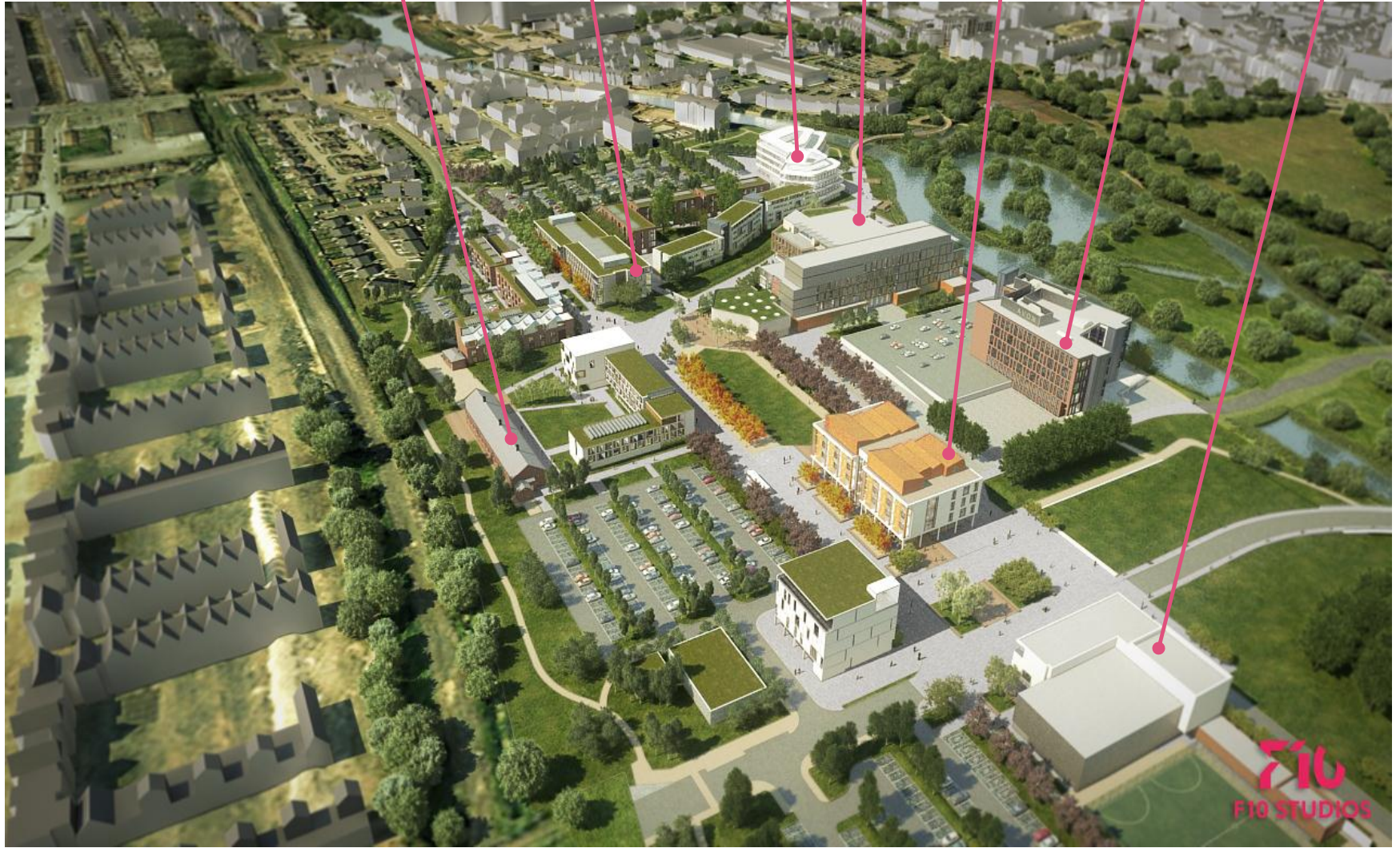
Urban Renewal beyond the Red Line

- Urban Regeneration
- Heart of the Community
- Mixed Development
- Catalyst
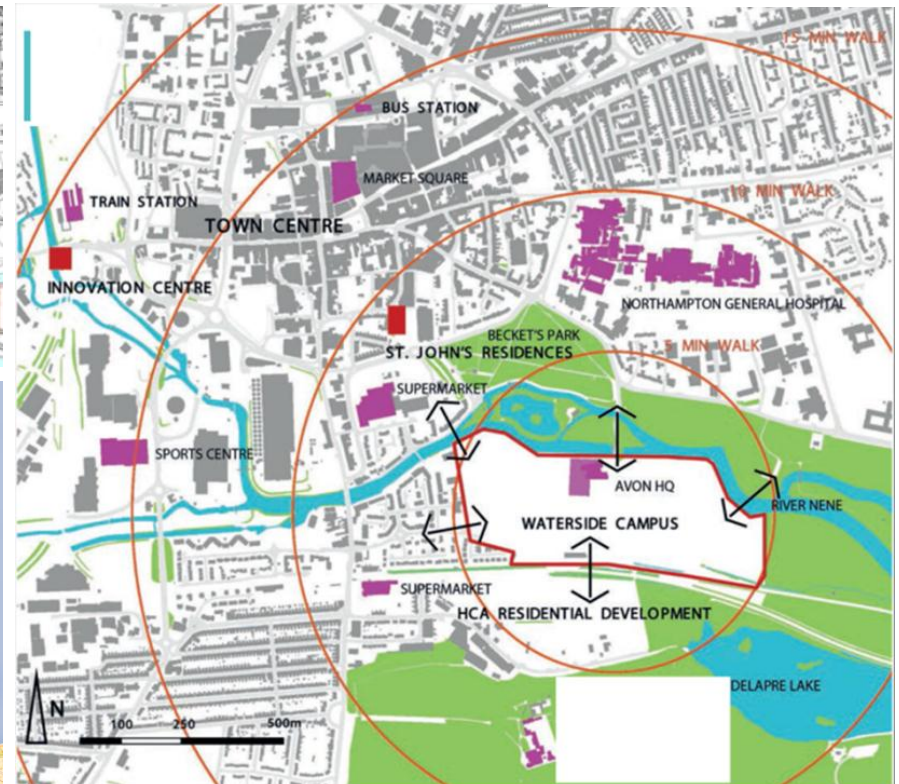
Enterprise Zone

Waterside Campus

"Waterside Campus will be a vibrant place reflecting our values of innovation, enterprise, social impact and community – delivering pioneering research and stimulating growth within Northampton and the region"

Nick Petford, VC UoN

Designers as Mediators: Contracted Masterplanners and Architects

Design Principles

- Delapre / Town Centre Link
- Mixed Use Development
- Places and Spaces
- Dispersed Parking
- Routes
- River edge
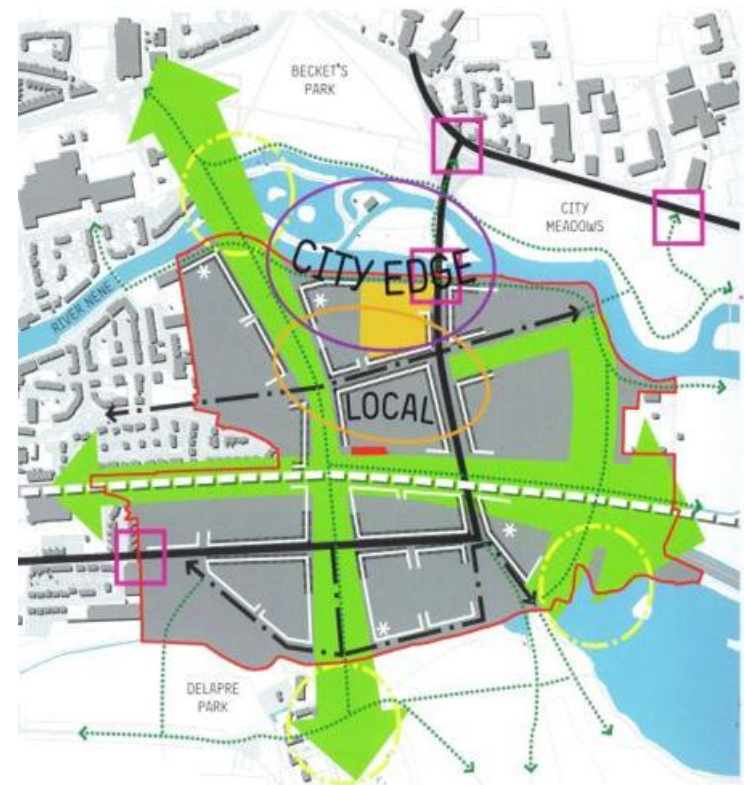
"A vibrant living and working environment - within a unique river and park setting."
Avon - Nunn Mills - Ransome Road Framework

Masterplan WNDC Framework

Academic

Residential

Commercial

Academic
Expansion

Leisure

Car Park

mosescameronwilliams architects
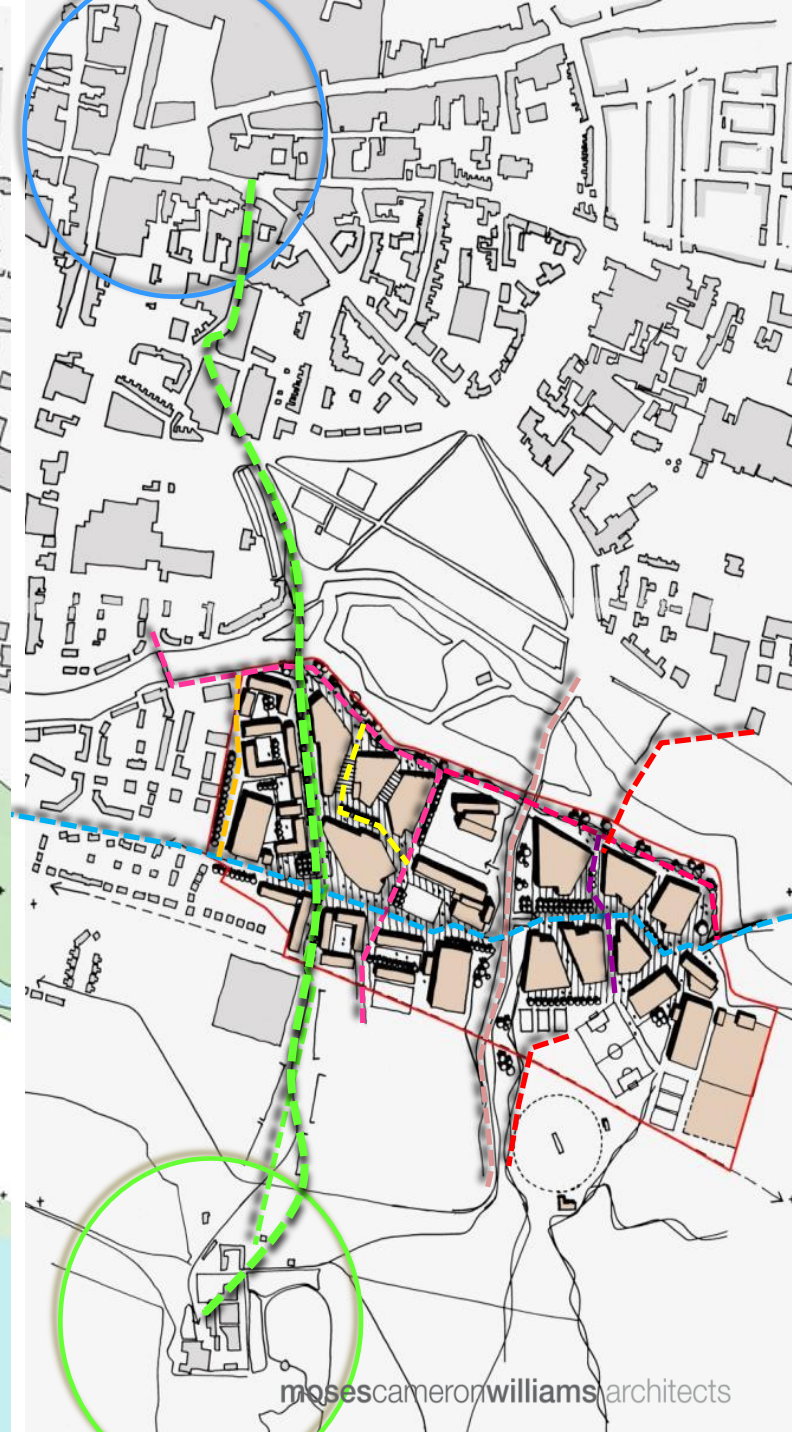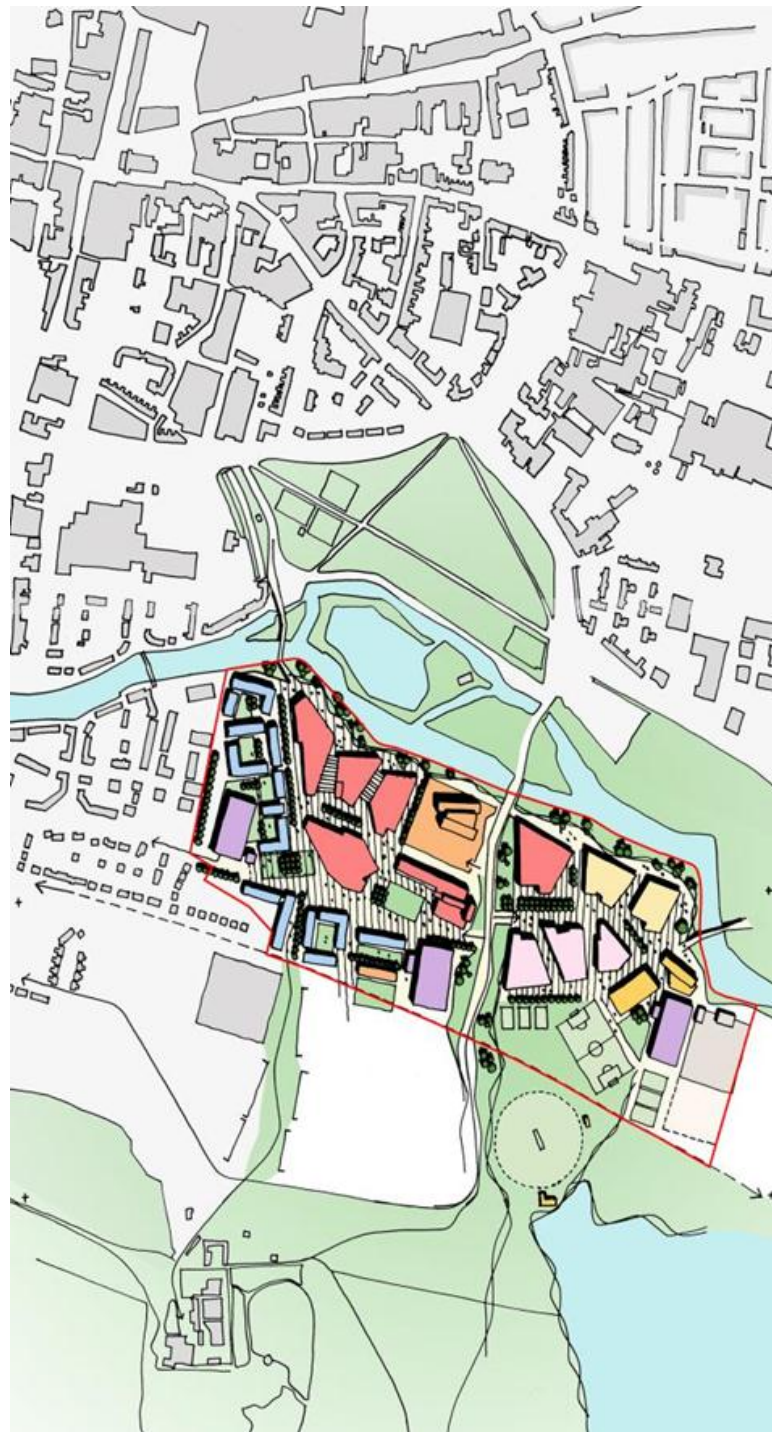
Designers as Mediators: University Town Northampton Project (UTN)
http://www.utn.org.uk/

Space Syntax by Transform Places
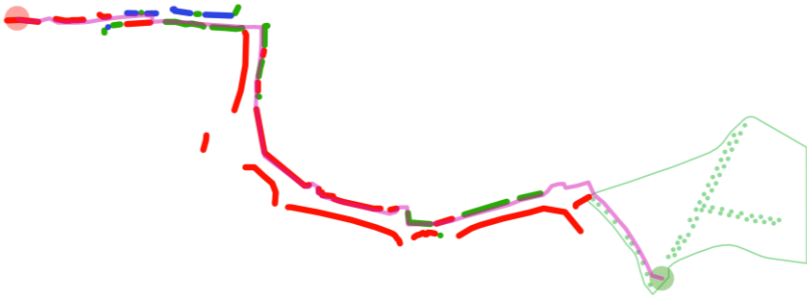
Route Quality
Active / Passive / Dead

Avon-Nunn Mills-Ransome Road (ANMR)

Area: 27 ha
Perimeter: 4.4km
0.7km
0.5km

9% built footprint

91% public realm
and landscape

mosescameronwilliams architects

Designers as Mediators: UTN continued
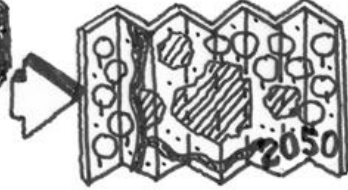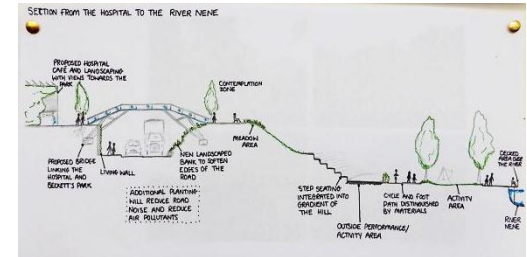
Thank you for your attention!

Sabine Coady Schäbitz

Director Collaborative Centre for the Built Environment

sabine.coadyschaebitz@northampton.ac.uk

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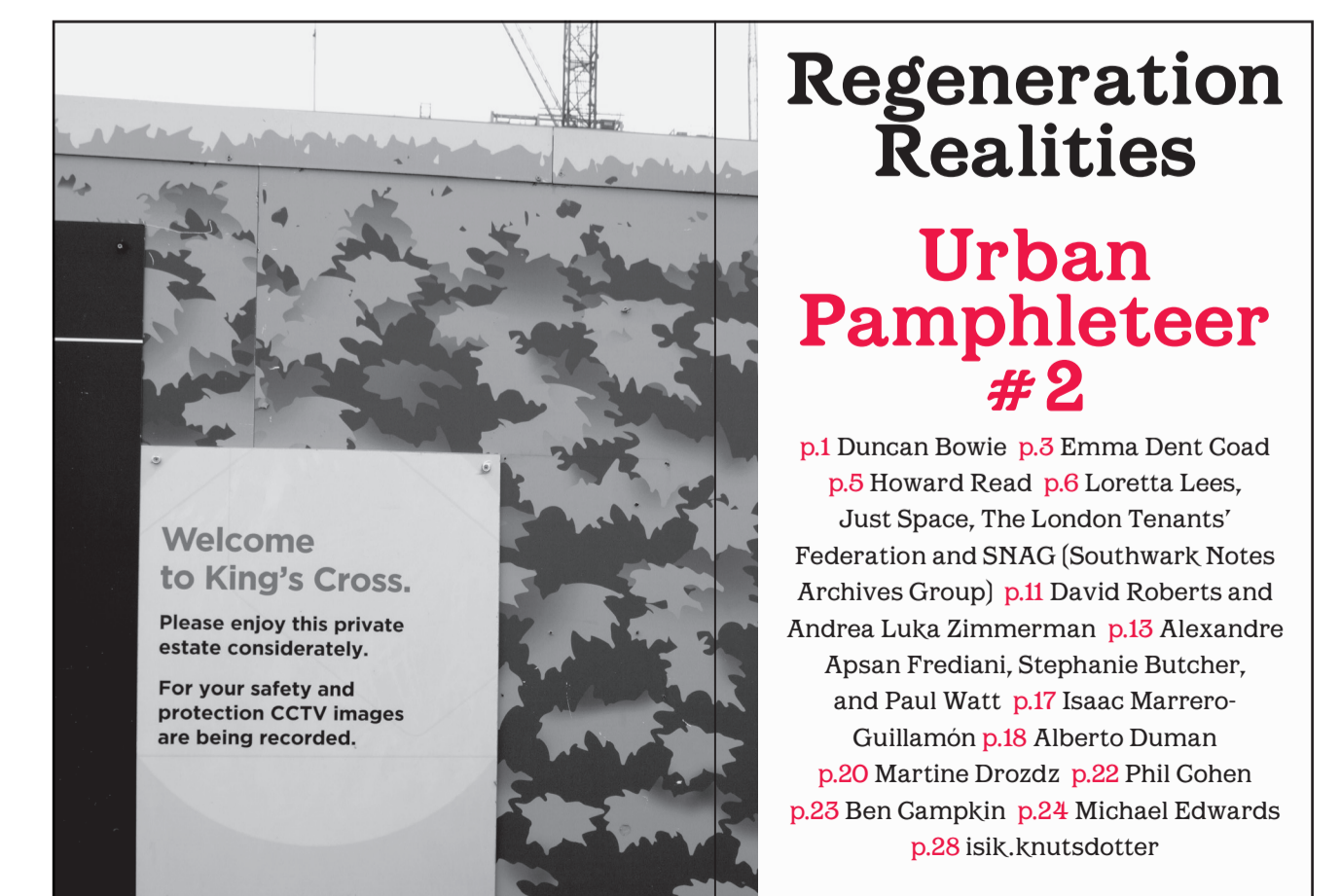
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Urban Pamphleteer #2

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p.28 isik.knutsdotter

Corridor Manchester and Urban Knowledge Partnerships

Andrew Karvonen, University of Manchester

MANCHESTER
1824

Corridor Manchester

Manchester City Council

Manchester Metropolitan University

University of Manchester

Royal Northern College of Music

Bruntwood

Central Manchester University Hospitals NHS Trust

Manchester Science Parks Ltd

Arup & Partners Ltd

VICTORIA

SALFORD
CENTRAL

TOWN
HALL

CENTRAL
LIBRARY

PICCADILLY

MANCHESTER
CENTRAL

BRIDGEWATER
HALL

DEANSGATE

PALACE
THEATRE

HOME

HOLDEN
GALLERY

CAPITOL
THEATRE

OXFORD
ROAD

RNCM
(ROYAL NORTHERN
COLLEGE OF MUSIC)

MANCHESTER
MUSEUM

UPPER BROOK STREET

OXFORD ROAD

CONTACT

WHITWORTH
ART GALLERY

	MANCHESTER CORRIDOR
	MANCHESTER METROPOLITIAN UNIVERSITY
	UNIVERSITY OF MANCHESTER
	MANCHESTER SCIENCE PARK
	CULTURAL VENUES
	CENTRAL MANCHESTER FOUNDATION TRUST
	STATIONS
	INNER RING ROAD
	MAIN ROADS
	STATIONS

Knowledge Economy

60,000 jobs

70,000 students

20% of city's economic output

Aim to be a top 5 innovation district in Europe

'Epicentre of the Northern Powerhouse'

UNIVERSITY-LED URBAN REGENERATION CASE STUDIES

CASE STUDY 1

QUEEN'S CAMPUS: DURHAM UNIVERSITY IN STOCKTON

Widening access to higher education on a brownfield site

Dr Clare Melhuish
UCL Urban Laboratory
September 2015

urbanlab   UCL ESTATES   UCL

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A new urban district on former green belt land

urbanlab   UCL ESTATES   UCL

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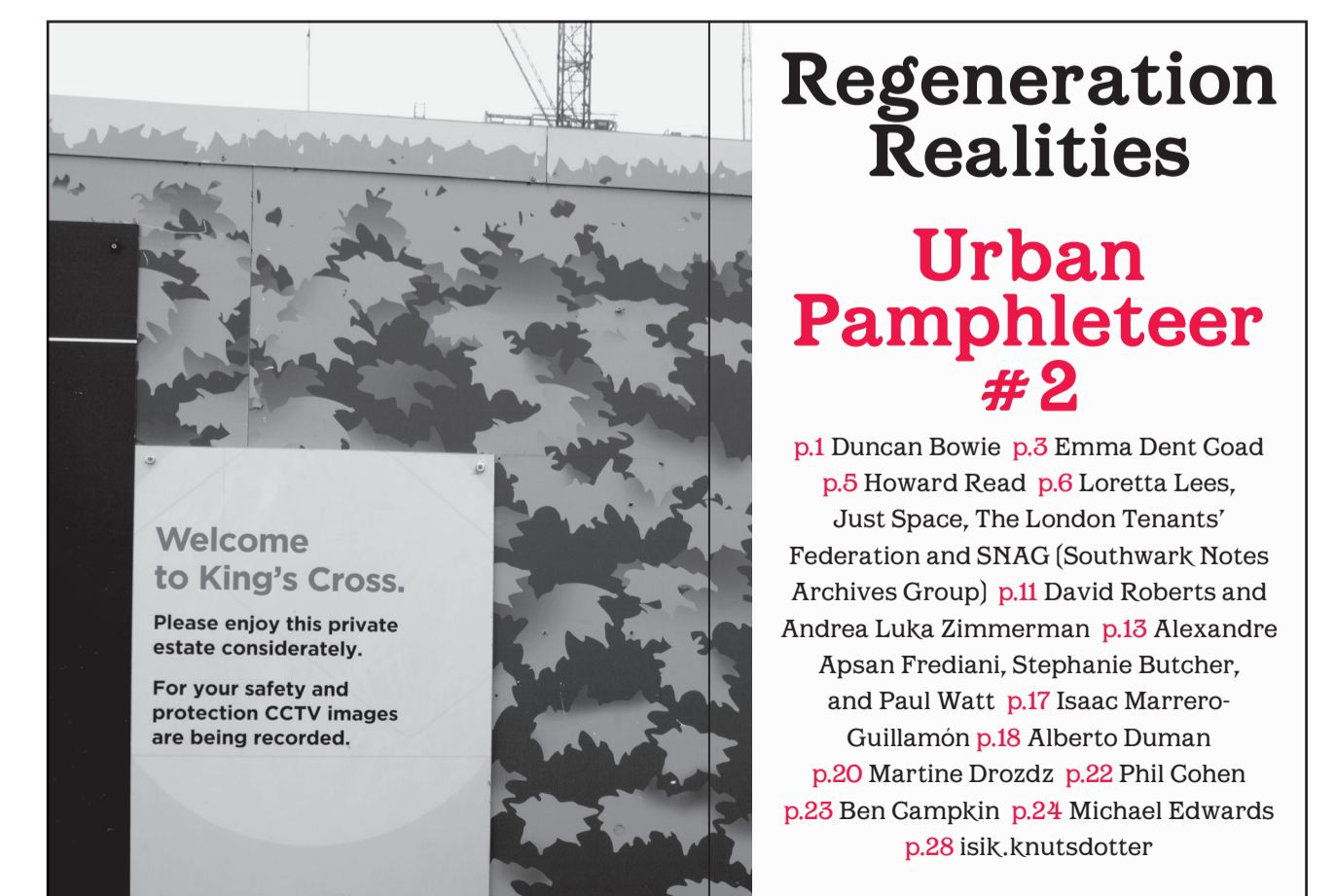
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Beyond the red line

How can universities most effectively **communicate their visions** for development, and **forge successful partnerships** with urban stakeholders and communities to realise wider social benefits and develop models for inclusive urbanism that **prioritise local needs in conjunction with global reach**?

Stephanie Glendinning
Prof Civil Engineering
Newcastle University

CASE STUDY   **3**

NEWCASTLE UNIVERSITY AT SCIENCE CENTRAL

A 'living laboratory' for sustainability in the city centre

Building type massing and quantum

The Core

University	16,800 sqm
Business	81,950 sqm
Residential (inc. student housing)	38,310 sqm
Hotel	5,900 sqm
Community Use	4,200 sqm
Retail	2,000 sqm
Leisure	4,550 sqm
Energy Centre	3,600 sqm
Multi-Storey Car Park	17,400 sqm
TOTAL	174,710 sqm

Newcastle University
UK | Malaysia | Singapore

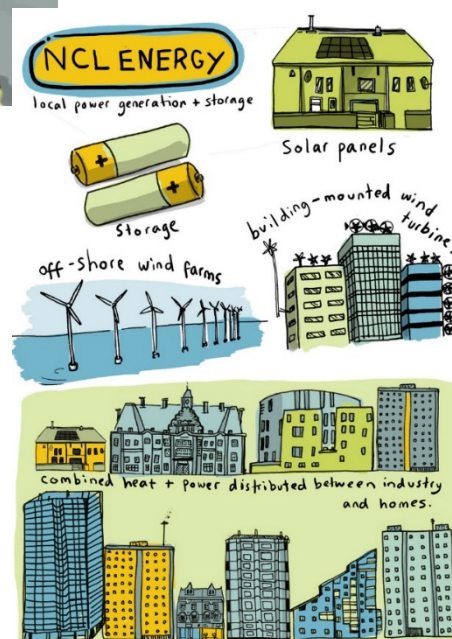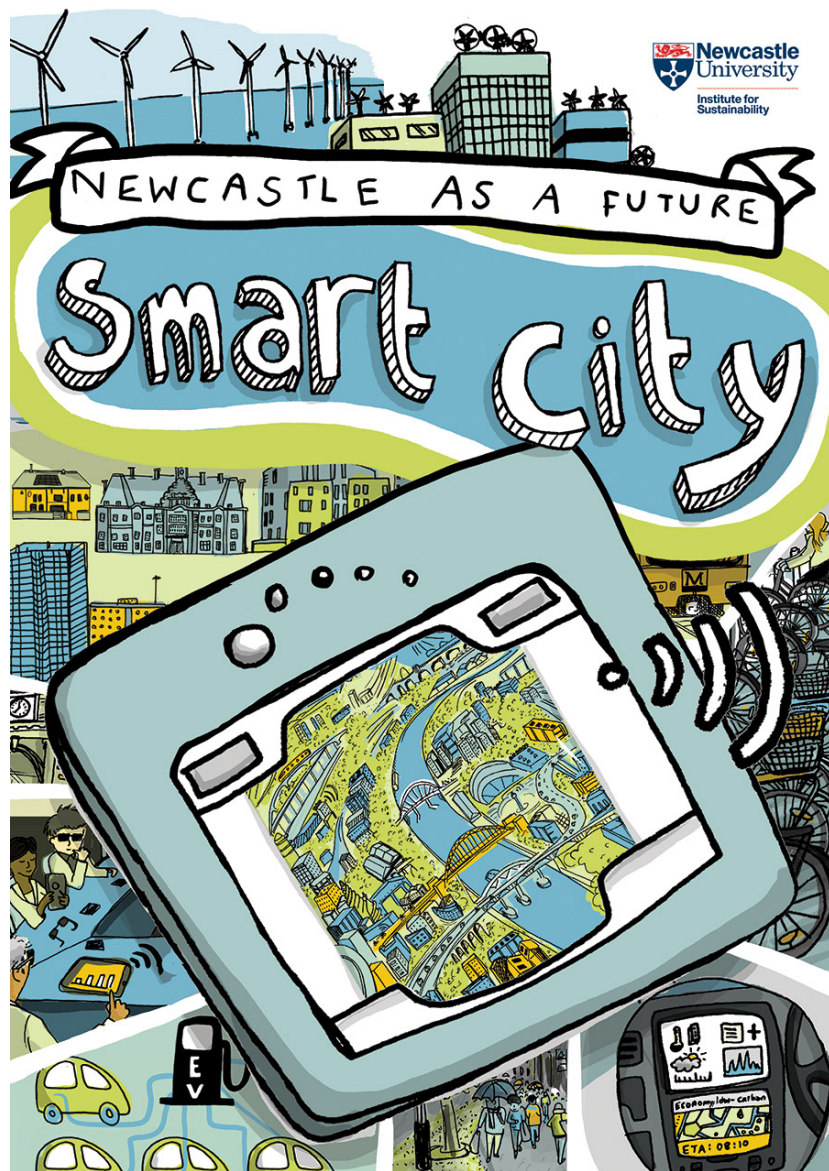# Digitally enabled urban sustainability

Science Central
Urban Sciences Building

The Key

There are two clear flow pathways across site
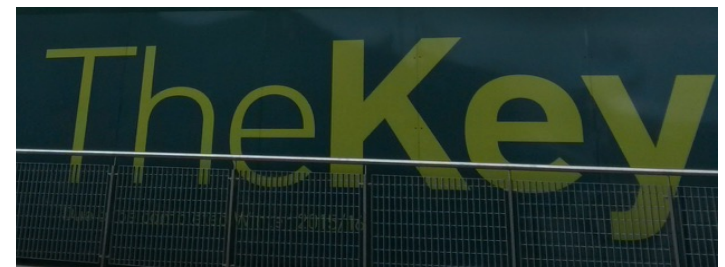
Solution: Green space for conveyance across the site.
A space to be proud of
Both storing and delaying flood flow
And a research facility
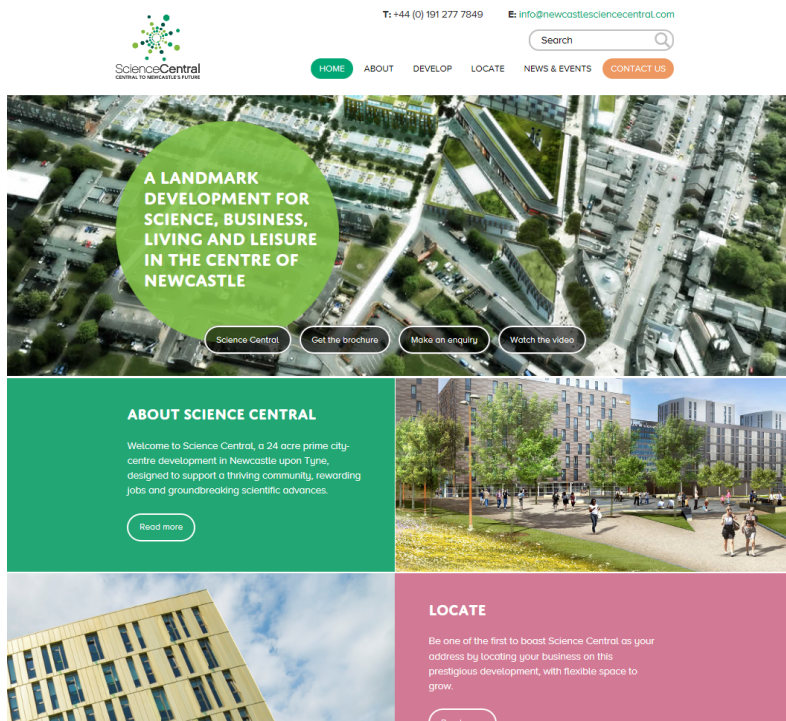
Flooding issues in town!

Newcastle Science City
TRANSFORMING TOMORROW

Newcastle Science City is a long-term committed partnership between Newcastle University and Newcastle City Council. This partnership is delivering Newcastle Science Central, one of the largest developments of its kind in the UK, designed to support a thriving new community, rewarding jobs and ground-breaking scientific advances.

You will automatically be redirected to the Newcastle Science Central website in 20 seconds. If this does not happen, then please click here.

A partnership between:

Newcastle University

Newcastle City Council

ScienceCentral
CENTRAL TO NEWCASTLE'S FUTURE

T: +44 (0) 191 277 7849   **E:** info@newcastlesciencecentral.com

Search

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A LANDMARK DEVELOPMENT FOR SCIENCE, BUSINESS, LIVING AND LEISURE IN THE CENTRE OF NEWCASTLE

Science Central   Get the brochure   Make an enquiry   Watch the video
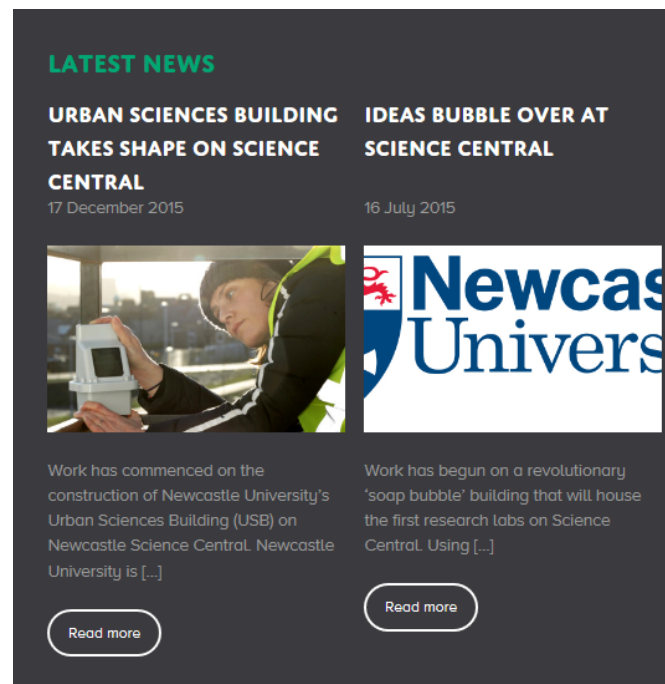
ABOUT SCIENCE CENTRAL

Welcome to Science Central, a 24 acre prime city-centre development in Newcastle upon Tyne, designed to support a thriving community, rewarding jobs and groundbreaking scientific advances.

Read more

LOCATE

Be one of the first to boast Science Central as your address by locating your business on this prestigious development, with flexible space to grow.

Read more

LATEST NEWS

URBAN SCIENCES BUILDING TAKES SHAPE ON SCIENCE CENTRAL

17 December 2015

Work has commenced on the construction of Newcastle University's Urban Sciences Building (USB) on Newcastle Science Central. Newcastle University is [...]

Read more

IDEAS BUBBLE OVER AT SCIENCE CENTRAL

16 July 2015

Newcastle University

Work has begun on a revolutionary 'soap bubble' building that will house the first research labs on Science Central. Using [...]

Read more
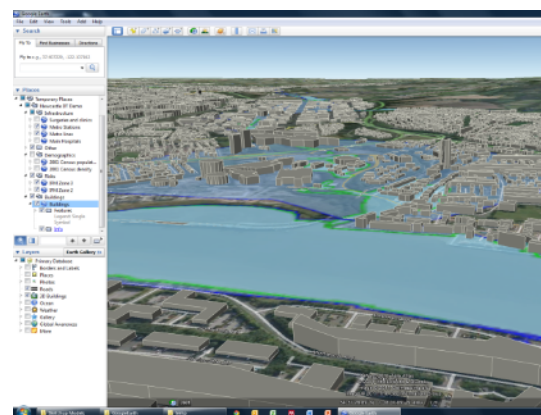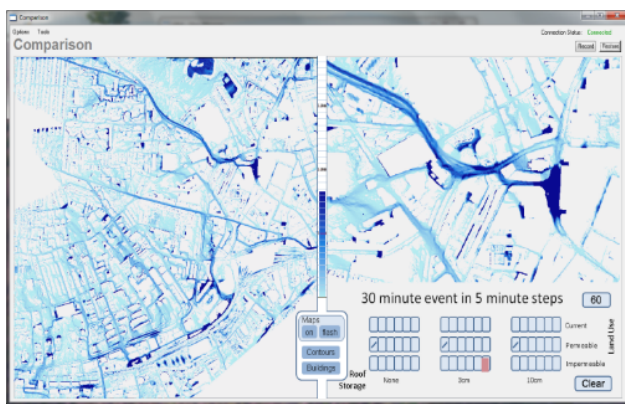
Key Industry Partners

Strategic Industry Site Partners:

➢ Siemens – now Global Gold

➢ Northern Powergrid

➢ Northumbrian Water

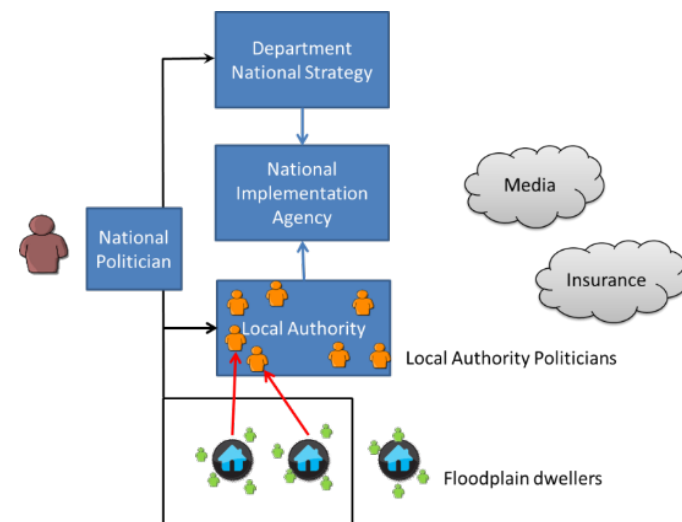➢ BT

➢ Arup

➢ Northern Gas Networks

Decision Theatre

Collaborative decision making process

Visualisations of research outputs

Integrated research programme – methodology

EXPERIMENTATION
URBAN MODELLING
AND ANALYSIS

INFORMATION
MANAGEMENT

DECISION PROCESSES
Participative option generation
Evidence-based options appraisal

MULTI-SCALE
URBAN
MONITORING

THE URBAN SYSTEM

SUSTAINABLE URBAN
DEMONSTRATORS
Sustainable technologies
Economic, social and political policies

Co-evolutionary human, engineering and natural systems

1970s……   2010……   2050
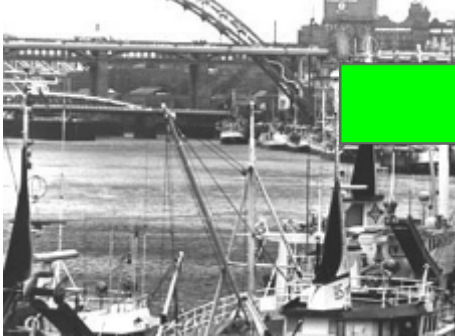
Newcastle 'greenest' British city

Newcastle upon Tyne has been named as Britain's greenest city in a think tank's annual study.

Forum for the Future looked at the sustainability of the 20 biggest cities, measuring factors such as air quality, wildlife and quality of life.

Newcastle was praised for emerging from its industrial past to go green

As well as greenest city, Newcastle was the overall most sustainable, beating 2008 winner Bristol into second.

INFORMATION MANAGEMENT

EXPERIMENTATION MODELLING VISUALISATION

DECISION PROCESSES

SUSTAINABLE INTERVENTIONS

THE URBAN SYSTEM

MONITORING

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UCL ESTATES

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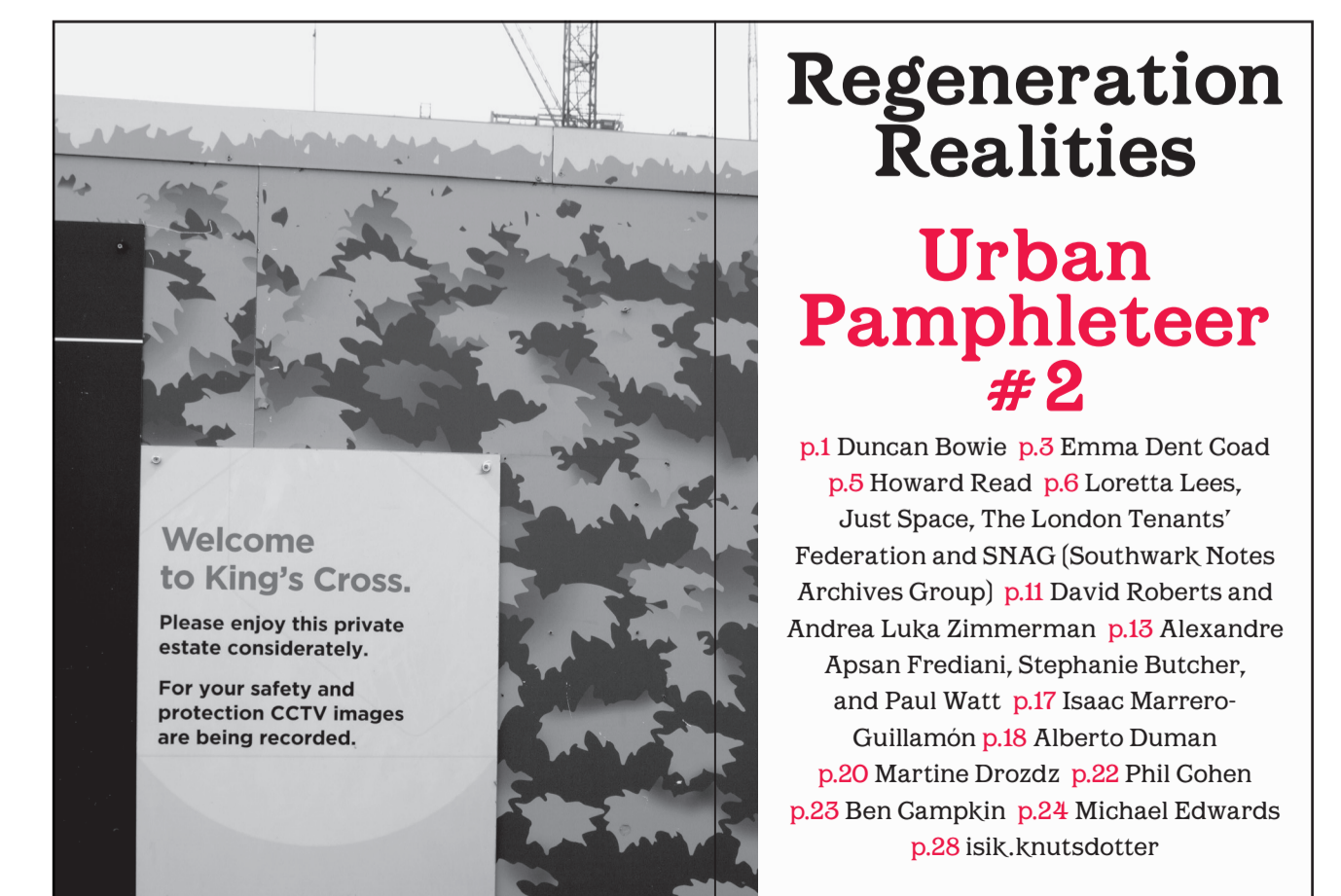
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Brixton Green

Brixton People Know What Brixton Needs

Brad Carroll, Director & Co-founder

What is Brixton Green?

Brixton Green was set-up to ensure local people were at the forefront of the redevelopment of Somerleyton Road, Brixton, South London.

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- Set up in 2008 by local residents

- Non-profit community benefit society (registered with the FCA)

- In November 2013, after 5 years of lobbying, we convinced Lambeth Council to develop the site in partnership with the community

Owned by Brixton people

Anyone over 16 years old who lives or works in one of the five wards of Brixton can become a member of Brixton Green (community benefit society) by buying a £1 share.

One share per person. One vote per person. Over 1,200 local people have become members

Owned by Brixton people

- **Democratic & inclusive**
  - We set up as a community benefit society to ensure a proper, inclusive, democratic structure was in place.

- **Non-profit & voluntary**
  - Brixton Green has no paid staff. Our director and trustees give their time to the project on a voluntary basis.

- **Board elected from the community**
  - Only members can be elected to the board. The board can chose to co-opt a few trustees who have useful skills.

Proposals shaped by Brixton people

- Extensive engagement activity: Over 60,000 leaflets, many thousands of discussions, many events, workshops, , and presentations.

Why Somerleyton Road?
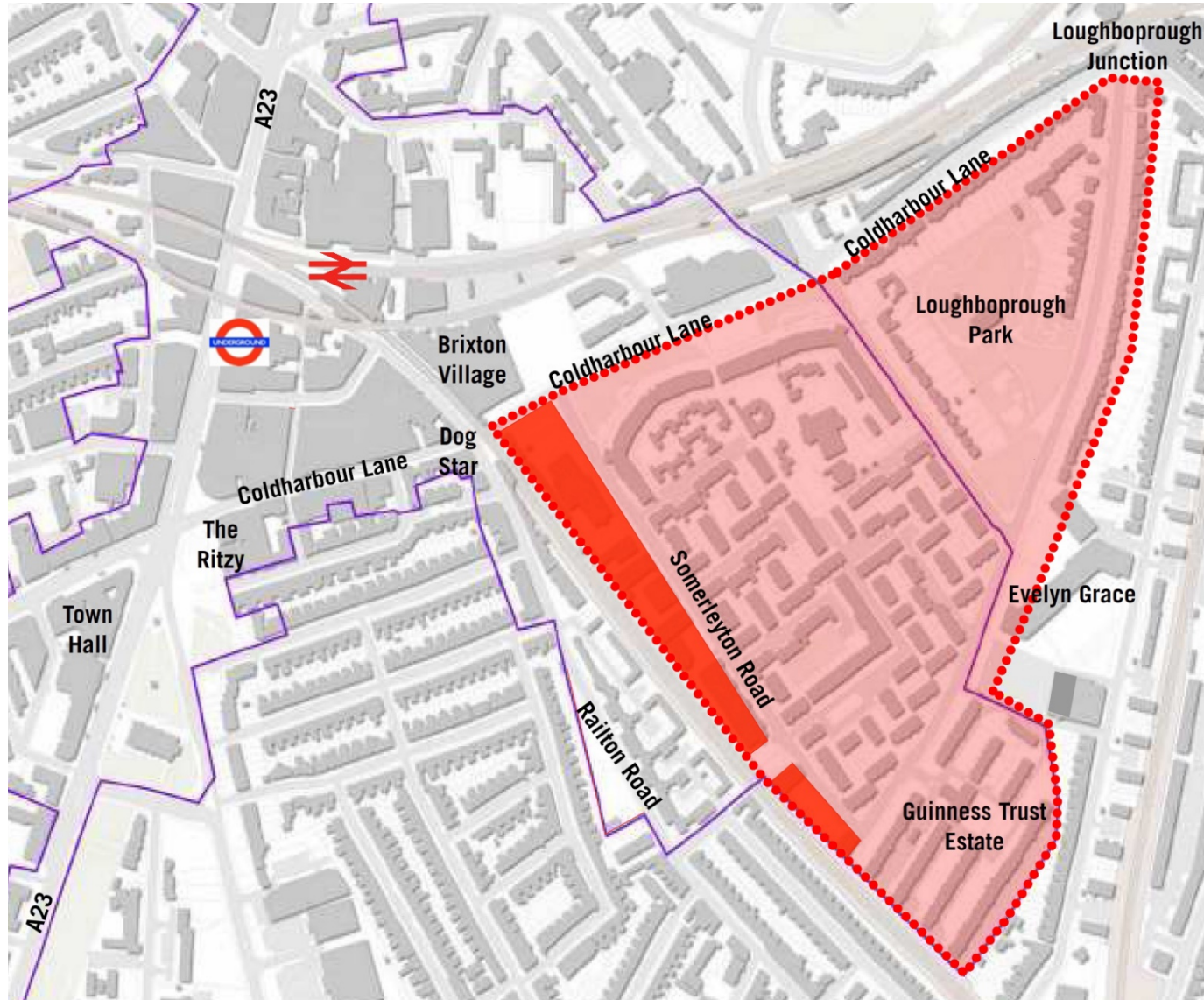
Why Somerleyton Road?

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Developed in partnership with the community

- Lambeth have set up a Steering Group with Brixton Green and the Ovalhouse Theatre.

- Lambeth Council is funding the project.

- Lambeth have employed a development manager to provide their development experience, but receive a fee not a share of the profit.

Shaped by Brixton people

- Jobs: The scheme includes real job opportunities for local people

- Pay its own way over its lifetime. Will not be a cost to Lambeth taxpayers

- No 'poor doors'. Mixed income. Pepper potting.

- 304 new homes all for rent.

- 40% of the homes will have genuine low cost rents. 50% Affordable Homes.

- High level of environmental sustainability

- Designed to make it easier for people to look after each other.

3. Project Update

Block F
Metropolitan Workshop
42 New Homes and Retail Space

9 x 4 beds
24 x 3 beds
4 x 1 beds
5 x 2 beds

Block E
Haworth Tompkins Architects
71 New Homes, Community Centre, Nursery and Children's Centre

25 x 3 beds
12 x 2 beds
31 x 2 beds
15 x 1 beds

Block D
Mae Architects
65 Extra Care Homes & Communal Facilities

53 x 1 beds

Block C
Metropolitan Workshop
125 New Homes, Chef's School (Preferred Use)

22 x 3 beds
84 x 2 beds
19 x 1 beds

Block A
Carlton Mansions
Zac Monro Architects
Ovalhouse Creative Workspace

Block B
Foster Wilson Architects
Ovalhouse Theatre and Creative Workspace

Public Realm & Landscape
Metropolitan Workshop & Gross.Max.
4 New Open Spaces
Improvements to Somerleyton Passage, Landscaping along Somerleyton Road

SOMERLEYTON PASSAGE

STREET GYM

COMMUNITY GROWING AREA

RAILWAY YARD

What will it look like?

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Ambition: For the final development to be leased to a new community trust

- **Good quality, publically accountable long term management**

- **Deliver the objectives set out by the community.**

- **Board of the new trust will be elected from the:**
  - Residents
  - Wider community
  - Non-residential occupiers
  - Staff
  - Lambeth Council

Draft objectives

- to encourage the growth of a localised inclusive economy that enables Brixton based people of all incomes to benefit from the success of their community;

- to provide and support homes, training and employment at the Site and arising from the Site to improve the quality of life for people in Brixton;

- to support social cohesion and promote the rich cultural diversity and heritage of Brixton.

- to embed cooperative and mutual principles in all its functions, as a community-led enterprise, reflecting the aspirations for cooperation of residents, occupiers and neighbours;

- to be open, transparent, inclusive and responsive;

- to provide excellent quality management and maintenance, in particular to prudently manage the accommodation to the required standard;