The Saturday club for people with big plans to build

Hosted in Manchester by

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Title: Hard-Edged Ideas for Northern New Towns
Date of meeting: 16 June 2012

9.00 Registration - Please arrive early if you have not registered online

9.30 Welcome - Mark Iddon, Urbanization Architects

Urbanization Architects were established in Salford, Manchester in 2011, and this is their second 250NTC meeting. They champion the continued transformation of the built environment for the progress, comfort and delight of humanity.

9.45 Introduction to the 250 New Towns Club's First 50 - Ian Abley

An experienced site Architect, Ian will introduce the Club’s ongoing work, from a Mile High Tower in Wapping as a vertical New Town for 40,000 families, shown on www.audacity.org/039-Wapping.htm, to 49 other locations in England.

10.30 Abito Apartments in Salford Quays - Gavin Elliott - www.abito.co.uk

BDP Manchester Studio Chairman and Creative Director, Gavin will present a case study on the RIBA Award winning micro-flats project. He joined BDP in 1988 having completed his studies at Manchester University. After working in big teams on large complex projects he designed the Halifax Building Society Head Office Refurbishment and the Marks & Spencer New Manchester Store. He has designed numerous schools, sports projects for Aintree Racecourse, Lancashire Country Cricket Club, and Manchester City FC “City Square”, as well as the Music Boxes pop-up shipping containers for the Manchester International Festival.
Gavin is a hands-on designer who enjoys the challenge of working on large and complex projects; confounding pre-conceptions of what “commercial” architecture should look like. He seeks a hard-edged, innovative Mancunian interpretation of the BDP corporate ethos of “designing places for people”.

11.30 **Refreshment Break**

11.45 **Social Housing - Making Progress or Tied in Red Tape?** - Mark Turner

Having graduated from the Manchester School of Architecture in 2010 Mark is an MA Student of Architecture at Manchester Metropolitan University. He has worked at HTA in London, a multi-disciplinary design consultancy specialising in residential development and regeneration sectors. Mark is concerned with how Social Housing is being regulated today.

12.45 **Lunch Break**

1.30 **Drawing on the 1:50,000 scale Ordnance Survey Map** - Ian Abley

The 250 New Towns Club imagines an ambitious 20 year building programme, based on personal knowledge of real sites. Whether you are an amateur or a professional, poet or plumber, we want to hear from you. With so much digital photography and mapping we will collect a catalogue of new places for 10,000,000 households to call home. We have our First 50 underway...

2.30 **Neighbourhood Planning - Turning Cities into Villages** - Tony Pierce

Tony established the 250 New Towns Club. He has over 20 years experience as director or head of service in planning, property, engineering, surveying and housing services in various councils in London and the South-East. He recently advised the Mayor of London and Croydon Council on how to set about building a 20,000 strong community in Croydon town centre. Tony says:

‘Most people want new homes to be built for current and future generations to live in, but many react strongly to the perceived consequent impacts. The Coalition Government set about reform of the planning system and promotion of development. The details of the Government’s proposals for neighbourhood planning and the National Planning Policy Framework are a tangled web of qualifications to and mitigations of impacts of development, all in legal and technical terms that even the lawyers and planners have difficulty grasping.’

‘The likely end result will be no or little development, reflecting the mood of low ambitions, parochialism, and make-do-and-mend when it comes to design and construction. Lord Richard Rogers warned that developers would build sprawling suburbs requiring energy-guzzling infrastructure. If cities cannot expand, is there an urban renaissance? More enlightened urban design is seen as the alternative to sprawl. But can small-scale, pragmatic public realm improvements be sufficient as a replacement for clear visions to create new urban communities, suburbs and new towns? Are small-scale village style urban neighbourhoods really what people want over the chaotic excitement and intensity of a city?’

Tony will explore these questions, and more, using his experience at Croydon to illustrate how returning cities to villages is not the way forward.

3.30 **Refreshment Break**

3.45 **Developing the M62 corridor for greater mobility** - Mark Harrop

Mark will provide a preview to the 250NTC event he has planned to host next in Leeds on 6 October 2012. He is a self-employed fabricator-welder who has made everything from modular buildings to the top floor steelwork for the Burj Khalifa.

4.30 **Close** - We have to tidy up, and will continue in a local café or bar
Club Organisation

There is much to be done if we are to work as an effective club, and to find ways to better confront the British planning establishment.

This is our twelfth meeting, and we are beginning to sketch out the First 50 development locations. We need to do more.

We want to raise the £3,000 needed to produce and publish our First 50 locations in an A3 landscape format colour book.

This will be the focus of work for now, inviting essays from members. We need skilled people for the website.

We have three stated aims:

1) To work for population growth, more migration, and industrial advances in productivity, as materialists opposed to green idealism

2) To demand the return of development rights to owners of Freehold land, exchanging the 1947 Act for a system of development or land tax

3) To publicly plan as citizens for house building at a rate never achieved before and with the intention of deflating housing markets

We look forward to meeting you on 16 June 2012

Email Mark Iddon with any suggestions for presentations that you would like to give to the club, or think others might like to contribute

mark@urbanization.org.uk

A typical Abito micro-flat showing the high ceiling feature and the central kitchen and shower unit

Venue

With thanks to BDP we will be meeting in the BDP Manchester Studio, 11 Ducie Street, Piccadilly Canal Basin, Manchester, M1 2J B. For more on the venue see: 

www.bdp.com/Projects/By-Name/A-E/BDP-Manchester-Studio-Ducie-Street/

The club starts at 9.30am and runs through to 4.30pm. Come and go as you please throughout the day. Bring your own lunch, or pop out to the Canal Basin

Registration and Attendance Fee

Please register in advance through http://250newtownsclub.eventbrite.com. A £5 charge will be made, with concessions identified on the registration website. We can only accept cash on the day at the reception desk from 9.00am if you don’t register online.
Further Information

Download from [www.audacity.org/250-New-Towns-index.htm](http://www.audacity.org/250-New-Towns-index.htm)

A discussion draft of the 3 Aims for the 250 New Towns Club can be downloaded from [www.audacity.org/downloads/250NTC-12-12.03.12-Aims-draft-03-NPPF.pdf](http://www.audacity.org/downloads/250NTC-12-12.03.12-Aims-draft-03-NPPF.pdf)

Suggested themes for future events

**Learning from popular house types:** [www.davoine.net](http://www.davoine.net) - Pierre d'Avoine  
**Self-sufficient New Towns:** [www.tli.org.uk](http://www.tli.org.uk) - Simon Fairlie  
**Springfield, Australia:** [www.springfieldland.com.au](http://www.springfieldland.com.au) - Raynuha Sinnathamby  
**Britain's Broken Ladder:** [www.joelkotkin.com](http://www.joelkotkin.com) - Joel Kotkin  
**12 Nuclear Powered Mile High Megastructures:** [www.audacity.org](http://www.audacity.org) - Ian Abley

We also recommend  
Andrew’s work can be seen at [www.andrewbrooksphotography.com](http://www.andrewbrooksphotography.com)