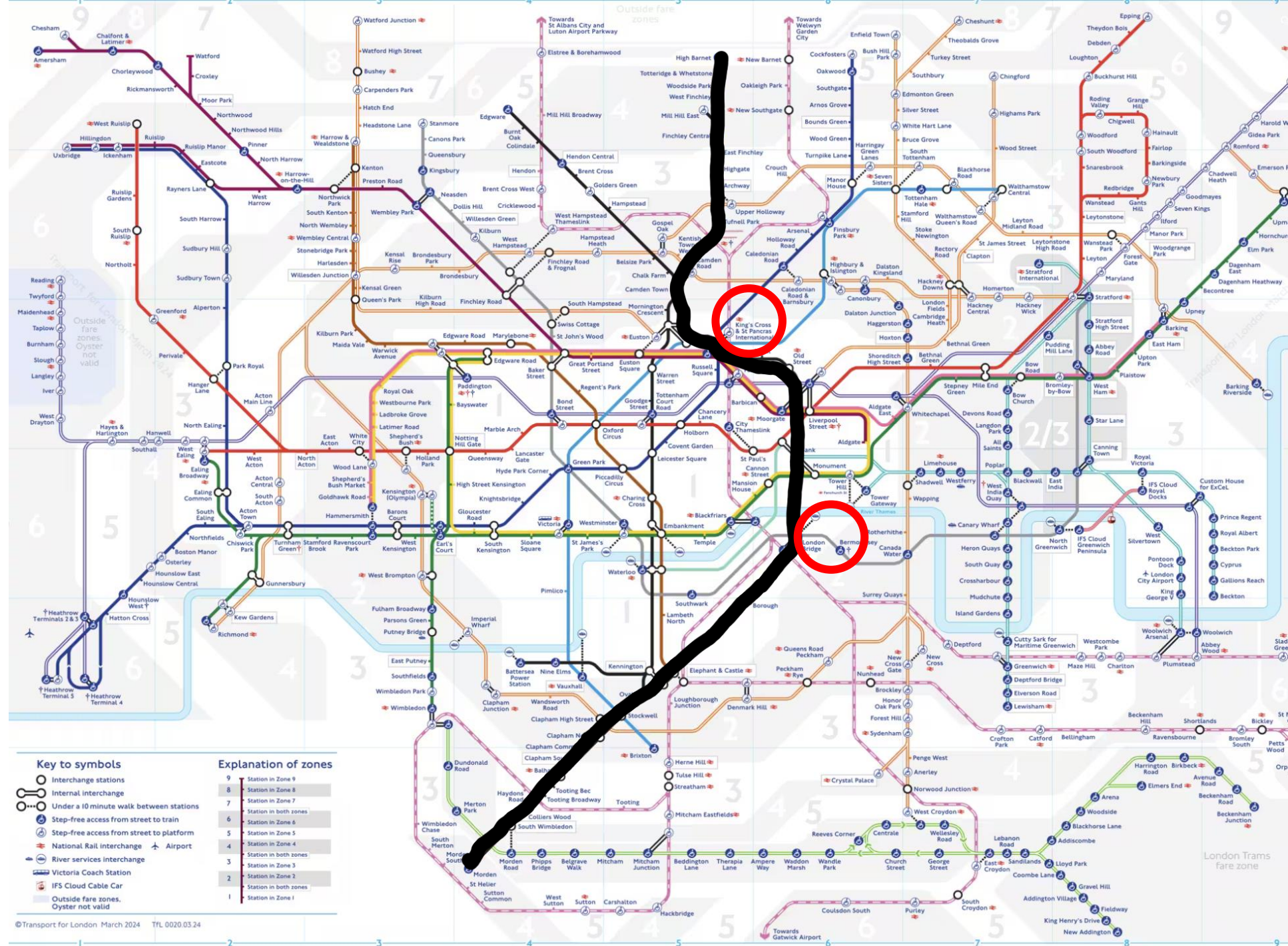


Multidisciplinary from the outset: collaboration and inclusivity for a sustainable future



Janet Askew
European Council of Spatial Planners
janetaskew@townplanning.eu

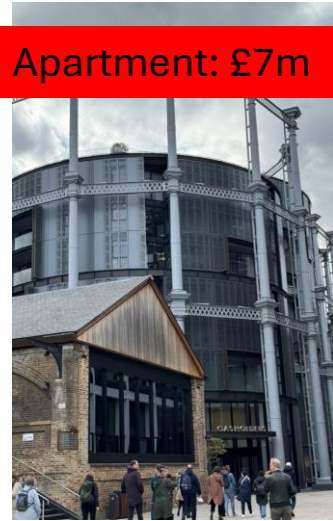
1974





King's Cross & St Pancras

Source: Google Earth



Apartment: £7m

SUCCESS:

heritage
business/economy/education
tourism (11 million pa)
design

BUT

social impact: displacement
community park
gentrification who uses it?
privatisation
affordability?



King's Cross – St. Pancras Regeneration London

The Shard and London Bridge Station



‘A vertical village above a reconfigured and vibrant public realm: residences, offices, hotel, retail and public spaces...’
(Renzo Piano)

- Integrated into infrastructure project (£1 billion)
- Outside the strategic plan for London
- Set precedent for tall buildings all over London: 600 in pipeline
- Up to £50 to experience the public realm
- £50 million for an apartment



HOW TO INTEGRATE all stakeholders in the development process?

The planner's role: who has led these developments?

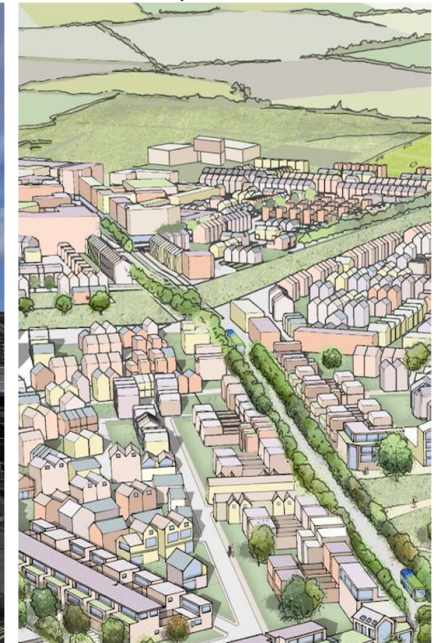
office:
developer



tourism:
the public



housing:
profit



theatre:
culture



retail:
architecture

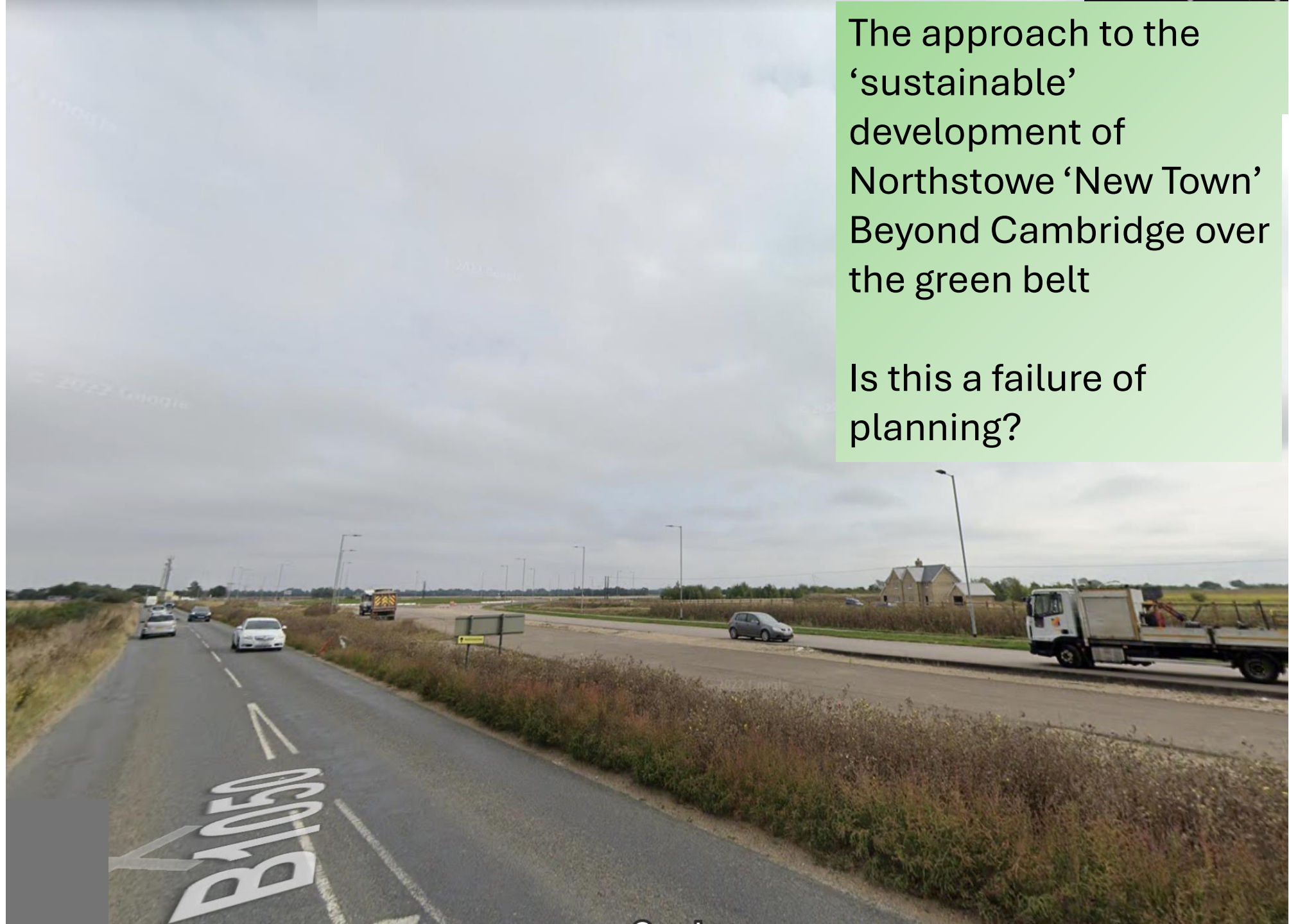


‘Northstowe is a sustainable new development near Cambridge where modern amenities are planned in an area rich in local history’



The approach to the
'sustainable'
development of
Northstowe 'New Town'
Beyond Cambridge over
the green belt

Is this a failure of
planning?



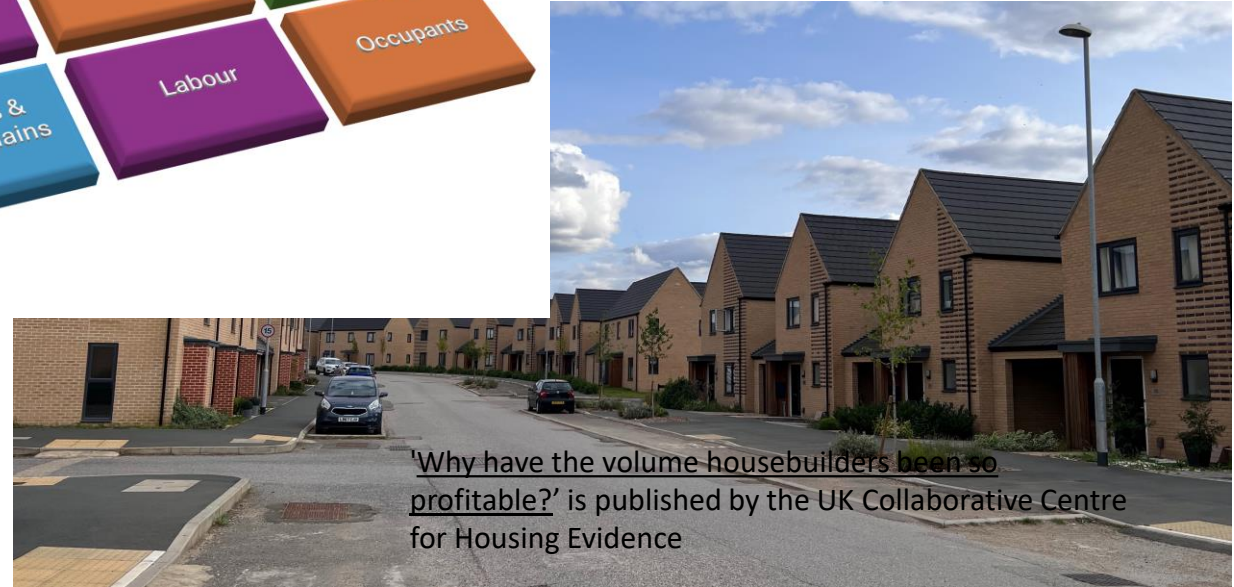


What is missing?



beauty, architecture, net zero housing,

ilities, economy, community spirit.



'Why have the volume housebuilders been so profitable?' is published by the UK Collaborative Centre for Housing Evidence



Covent Garden: community protest in 1970s stopped demolition & saved the market



Protest against demolition saved the market

Benefits: regeneration of Opera

Heritage

44 million visitors per annum

Gentrification



Birmingham city centre: architecture-led







2013 - The Charter of European Planning



The planner
conducts
the orchestra

Reflection is
part of
good planning

Charter of European Planning

Planner's role

Creating our futures

ECTP-CEU

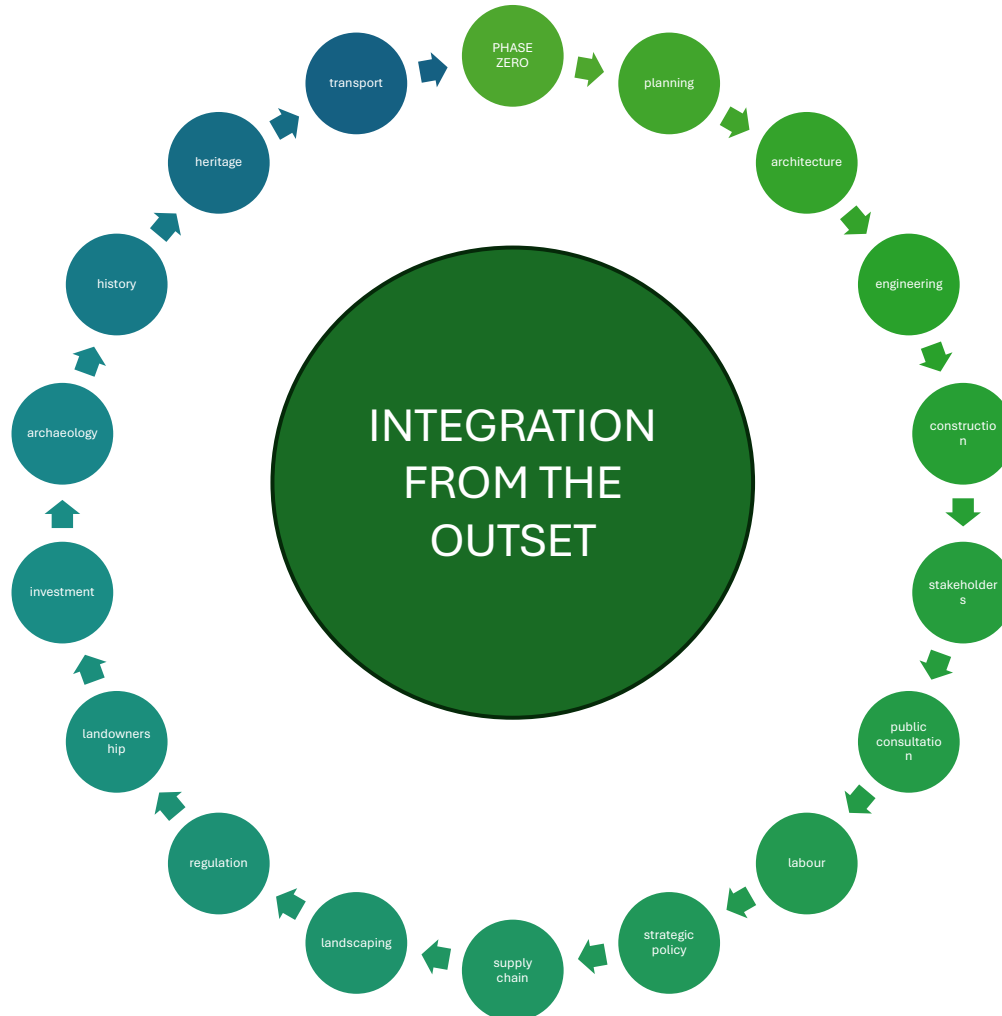
European Council of Spatial Planners
Conseil européen des urbanistes

- ❖ **Public interest:** balancing competing demands and enabling communities
- ❖ **Vision:** overseeing the efficient use of land
- ❖ **Scale:** making connections - strategic/national to local
- ❖ **Well-being:** ensuring quality of life for all
- ❖ **Climate Crisis:** protecting the planet from destruction by climate and corruption
- ❖ **Diversity:** differentiating between cultures, working together with European-wide organisations

The Development Process



NOT A LINEAR PROCESS



PHASE ZERO

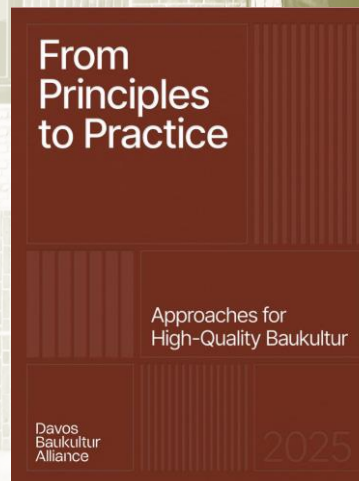
‘a critical, iterative process at the earliest stages of development ... which establishes foundational conditions for integrating sustainability, circularity, culture ...’

Davos
Baukultur
Alliance

WORLD
ECONOMIC
FORUM

PHASE ZERO

- Align with Baukultur from the outset
 - Long-term strategic planning – regulations, policy, biodiversity, community needs, markets
- &
- END OF LIFE RE-USE
 - extending the life cycle of buildings, materials and infrastructure by re-purposing land and materials



Sustainability and circularity


Advancing circularity through
Phase Zero and end-of-life re-use

An architectural rendering of a modern, multi-story apartment building. The building features a mix of light-colored panels and grey brickwork. It has numerous windows with small, light-colored shutters. Several balconies are visible, some with glass railings and others with greenery. The building is surrounded by lush green trees and a well-maintained lawn. In the foreground, there is a paved area with a few people walking and a person on a bicycle. The sky is blue with some light clouds.

Recygénie, France

A WORLD FIRST FOR CIRCULAR CONSTRUCTION

Holcim 2023



Education
City architect/City planner
Commitment to good quality
Smart regulation + enforcement
Exchanging ideas and practice

Churros

DE
TSAION

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