

# **THE LITTLE BOOK OF PROVOCATIONS**

SHAPING  
**FUTURE PLACES**

**STRIDE TREGLOWN**

# DE TREGLOWN

## #shapingfutureplaces



ARCHITECTURE  
BIM & DIGITAL DESIGN  
BRANDING & WAYFINDING  
BUILDING SURVEYING  
HISTORIC BUILDING CONSERVATION  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
MASTERPLANNING & URBAN DESIGN  
PRINCIPAL DESIGNER  
PROJECT MANAGEMENT  
SUSTAINABILITY  
TOWN PLANNING

BATH  
BIRMINGHAM  
BRISTOL  
CARDIFF  
LONDON  
MANCHESTER  
PLYMOUTH  
SOLENT  
TRURO

## **Why Shaping Future Places?**

On 28th February 2018 we hosted a symposium inspired by the Garden Cities Association conference of 1901. We gathered a range of built environment experts, influencers and stakeholders to consider how we can create new places that will thrive long into the future – as Bournville does today.

The debate was more than a 'quick fix' to build houses in volume. The idea was to learn from the Bournville Village Trust and create an action plan for future places.

# REGLOWN

# SHIP

TECHNOLOGY  
is not the solution  
it's the enabler

# TECHNOLOGY

Intelligent

Smart  
Thinking  
Fast  
Data

8-10-15

Smart  
Thinking  
Fast  
Data

SOFT  
SILICON

explicitly stated  
complexity metrics +  
task-time estimation

# WELLBEING

# SHAP FUTURE

Contemporary  
playground

enabled to  
enhance  
the learning  
experience  
by making  
it more  
interactive

need to ensure  
the technology  
is used  
effectively

BE NOT A

TECHNOLOGY  
will deliver the  
SOLUTIONS  
+ better outcomes

SMART WORK

WORK  
LIFE  
BALANCE

TECHNOLOGY  
will deliver the  
SOLUTIONS  
+ better outcomes

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SOLUTIONS  
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SOLUTIONS  
+ better outcomes

TECHNOLOGY  
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SOLUTIONS  
+ better outcomes

CULTURE

positive attitude  
flexibility & willingness

TECHNOLOGY  
will deliver the  
SOLUTIONS  
+ better outcomes

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## The Event

Around 80 people gathered in Bournville to debate the subject under five themes: Stewardship, Wellbeing, Technology, Delivery and Placemaking.

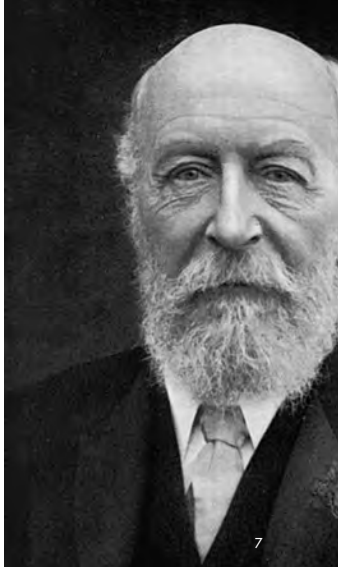
The 'wall' contained a series of provocations for each heading and attendees spent the day debating ideas, solutions and barriers inspired by these.

What follows is a brief summary of those conversations.

*'No man ought to be  
condemned to live in  
a place where a rose  
cannot grow'*

George Cadbury





**PROVOCATION**





Barrier



Idea

# STEWARDSHIP

The responsible planning  
and management of  
resources and property

# STEWARDSHIP MODELS

★ must encompass  
**PUBLIC GOOD**





There is no definition  
of 'public good'



Develop local and  
national debate around  
what is 'good'

CONTEMPORARY  
*stewardship*

must REPRESENT  
the interests of  
the RESIDENTS?





Having a real understanding of residents' needs and eliminating fear or suspicion



Let residents create a framework for future developments. Improve engagement and let them 'plant the seed'







The planning system  
is too complex and  
difficult to understand,  
while single land owners  
capture all the value



Establish Trusts as  
a vehicle to recycle  
land value

# WELLBEING

Is it possible to create  
a new place with  
wellbeing at its heart?





Only investing in specific  
asset classes prevents  
diverse communities



Analyse the metrics  
of successful mixed use  
developments to prove  
their investment value





Transport strategies  
focus on macro issues  
not micro. Nobody  
wants to forward fund  
strategic infrastructure



Put transport  
alternatives in place  
early to discourage  
the use of the car







There is too much emphasis on quantity of space, not quality, and no agreement on maintenance



Develop a model with small groups of homes sharing and owning communal green spaces

# TECHNOLOGY

Technology should be the  
enabler, not the outcome



TECHNOLOGIES THAT  
*enable*  
SOCIAL INTERACTION  
will determine the  
*success*  
of FUTURE COMMUNITIES

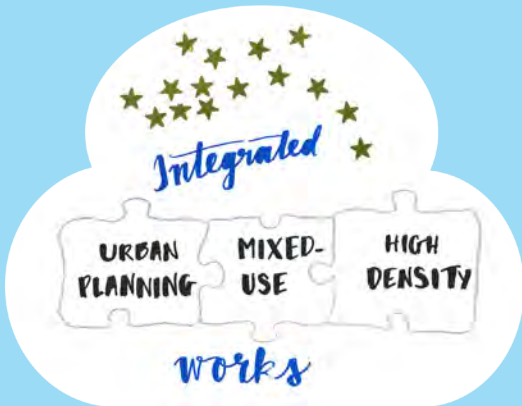




Speed of technological change creates barriers for older people, and makes dated tech obsolete



Is technology itself the answer? Good placemaking already enables real social interaction





Design is led by a minority while social isolation is increasing for the majority



Use technology to create local hubs and engage with self-organising communities



CHANGING  
WORK/LIFE  
*balance*  
means investing  
in

CULTURAL EXPERIENCE







Projects driven only by  
profit and without new  
ideas lack in culture



Start with the purpose,  
not the houses. Use  
technology to unify  
communities

**DELIVERY**

Modernise or die. Business  
as usual is not good enough

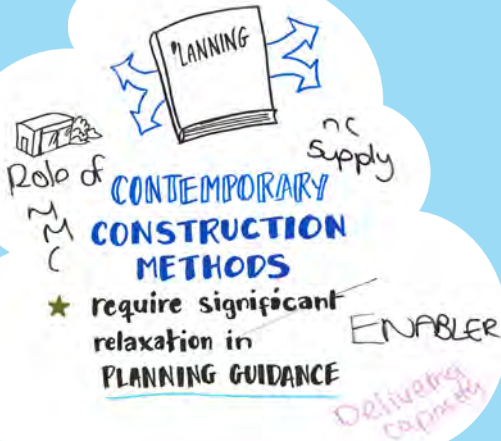




Neither the investment  
model nor the placemaking  
model exists



Empower enlightened  
landowners and create an  
overarching framework  
that includes stewardship  
principles





Land value and control of land. Do local authorities care enough about the delivery process?



Provide financial incentives to use modern methods of construction.  
Is it VAT free?



The current **FINANCIAL/  
OWNERSHIP MODEL**  
is **WRONG**







Disconnect between land and delivery. Landowners can take value out of land through planning permission alone



Limiting land value in viability appraisals and taxing house sales

# PLACEMAKING

The 'master developer' will set  
a benchmark for quality and  
put people first to shape places





Short term profit  
motivation



Demonstrate that  
placemaking increases  
value

GOOD  
placemaking

is not  
TOP  
DOWN  
it is  
BOTTOM  
UP





People lack trust in the planning system which hides behind jargon; genuine engagement is costly and takes time



Working with communities to build trust and set out values from the start







People misunderstand the greenbelt. Nobody wants to tackle it because of the political and emotional attachment to the name



Reassess and rebrand the greenbelt against new criteria. Empower a body to promote its purpose outside local or national politics

## Conclusion


We hope that you found this initial summary of the event inspiring.

The ideas discussed are for us all to take forward, discuss and explore further. We look forward to engaging further with you.

Thank you to all those who came and made it happen.

Follow and engage with the story:

**#shapingfutureplaces**



Bournville Architects became part of Stride Treglown in 2016 and through this we retain close links with Bournville Village Trust.

As a multi-disciplinary, national design practice, we believe that the conversation around new places needs to be broad and inclusive and this is what we set out to achieve.

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