

London Docklands & Bristol

London

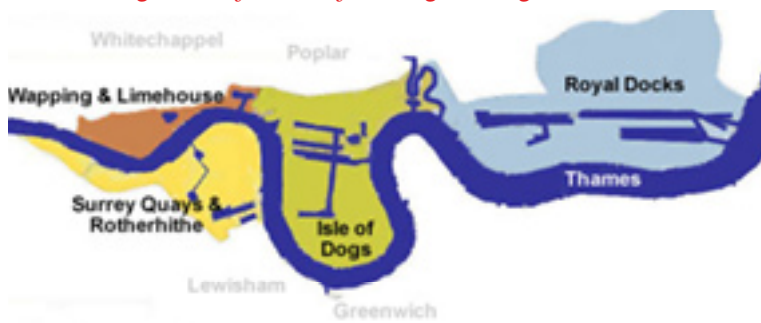
Before

The Port

- During the nineteenth century London was the busiest port in the world
- But by 1981 larger ships couldn't reach the port
- >50% of land was derelict with empty warehouses and factories
- And the docks became redundant

The Area

- The original houses were cheap enough for the poorly paid workers to afford, a strong East Enders' community springing up
- By 1981 the area had very few jobs, docks being closed, >50% of land derelict, poor quality housing, poor transport and a lack of amenities, services and green space
- The Docklands had very poor access
- Newham Council had concentrated on providing low cost housing
- Small, high density, amenity lacking housing



Success

Environmental

- 160 000 trees were planted
- 700 hectares of derelict land were reclaimed
- 17 conservation areas were created
- 130 000 hectares of open space was created

Social

- % owner occupied houses from 5-40%
- 8 000 council houses were refurbished
- Resident population has increased x 2
- West Silverton urban village is a self contained community of 5000 people
- Almost £100 million spent on health, education, training and community programs
- New shopping centres, Post 16 college, a national indoor sports centre, a marina for water sports
- 20 000 new homes have been built many of them warehouses into luxury flats
- Dockland Light Railway carries 320 000 passengers a week over 29km of track and is connected to the underground
- Over 135km of new roads including a link with the M11 ground

Economic

- Financial & High-tech firms attracted by the low rents, such as the Stock Exchange, the Guardian and the Daily Telegraph
- 1981- 1996 businesses increased from 1000 to 2400
- New houses too expensive for locals
- Over 135km of new roads including a link with the M11
- Most new jobs went to strangers, locals didn't have the skills
- More money was spent on expensive offices and houses than on services such as hospitals and care for the elderly

Bristol



Before

- Once a thriving dock, the port had been vacant for 100 years
- The port suffered from competition with Avonmouth and the Severn wasn't deep enough for large ships
- Warehouses, cranes and railways were the only occupants
- A car park existed for a while

After

- 1980s The Arncliffe was created from an old warehouse
- Lloyds continued the geographical inertia, establishing their headquarters in Bristol
- The cultural quarter was established, containing the water feature, the cathedral and the watershed
- The construction of @ Bristol and nearby high quality, sustainable housing (360°) further enriched the waterside
- 360° used water from the gorge for air conditioning and relied upon passive heating, winning a sustainability award from developers. Plenty of green space in and around this area.

The Future

- New Cabot Circus Development
 - £500m development
 - Features flagship stores such as Primark & Harvey Nicks
 - Will bring 4'000 new jobs
 - £11m spend on improving pedestrian zone & shop frontage

- The city museum is moving into the old industrial museum, further enriching the waterfront

- Finsell's reach
 - An unattractive area near Castle Park
 - This is being regutted and partly demolished
 - To make way for new, high quality housing

Sustainable?

The following criteria were met to ensure sustainability:

- Mixed land use
- Adaptable building design
- Mixed housing & commercial buildings
- Pedestrian and cycle access
- Public Spaces paramount
- Nature conservation & biodiversity (lowering walkways to allow ducks access to the water!)