

Town and Country



Ambrogio Lorenzetti, *Effect of Good Government on City and Country Life* , Palazzo Pubblico, Siena, 1337-1340

Some questions

- How many of you grew up in the country?
- Working in the country or just living?
- How many living there now?
- When did you last go the countryside?
- Why did you go?
- What's your archetypal image of the country?
- Do you intend to practice architecture in the countryside

The Thesis

- What our countryside is for, is boxed in by our cultural mindset on the historical dialectic between Town and Country in the UK.
- This suits the tiny and dominant number of powerful land owners.
- We fail to realise that the elephant in the room in many discussions about improving Environmental Planning is land (countryside) ownership.
- Only when we tackle that, and it is re-distributed, will proper Well- Being of Future Generations occur.

What this covers

- A historical perspective on dominant on cultural attitudes to Town and Country.
- How that informed improvement initiatives in Town and Country before we created a State Planning system.
- How a changing perspective informed various phases of priorities in Town and Country Planning in the UK since the first Town and Country Planning Act 1947.

Dominant cultural attitudes



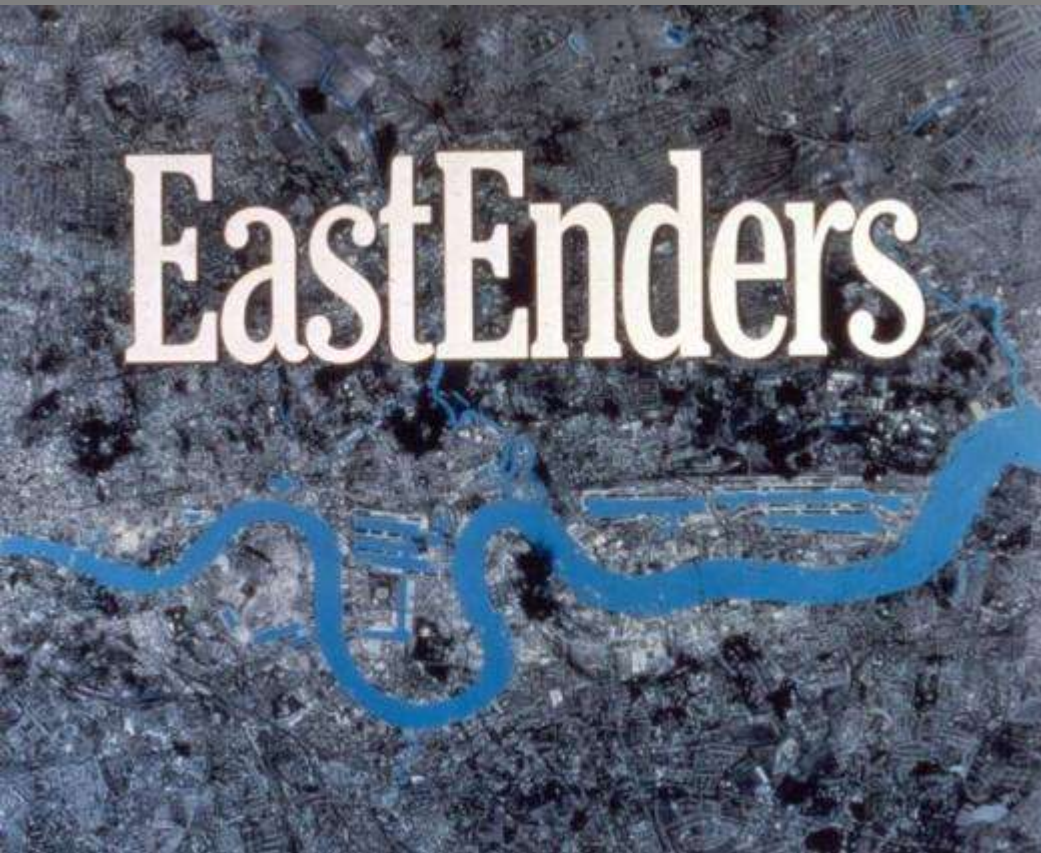
HOGARTH CRITICS



RAYMOND WILLIAMS
THE COUNTRY AND THE CITY

For an in depth
understanding...
unbeatable source

Town tough / Country charming?



Archers for a period written by former East Enders script writers: but now not. Disturbed the assumed values.....?

So here we go again: another round of trying
resolve the town-country balance

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Housing

Fourteen garden villages to be built in
England totalling 48,000 homes

Sites for new villages include green belt land and spread from Cornwall to Cumbria, but local opposition is strong in some areas

Jessica Elgot

Monday 2 January 2017 00.01 GMT

3,159

An aerial photograph showing a suburban street with green trees and houses. The image is part of a Google Street View interface, with a circular navigation control in the top right corner. The scene depicts a residential area with a mix of greenery and built-up structures.

January 2nd 2017: note the chosen image?

Jorg Muller:

Starting in the 1950 each image is imagined 3 years after the previous one.

There are two series; one *rural*, and one in the *town*



- DO WE RECOGNISE THIS NARRATIVE?
- WHAT'S OUR RESPONSE TO IT?
- Progress = destruction of countryside ?











Notice the narrative is about the urbanisation of the countryside not about the de-populating of the countryside

The town 1950 onwards.....









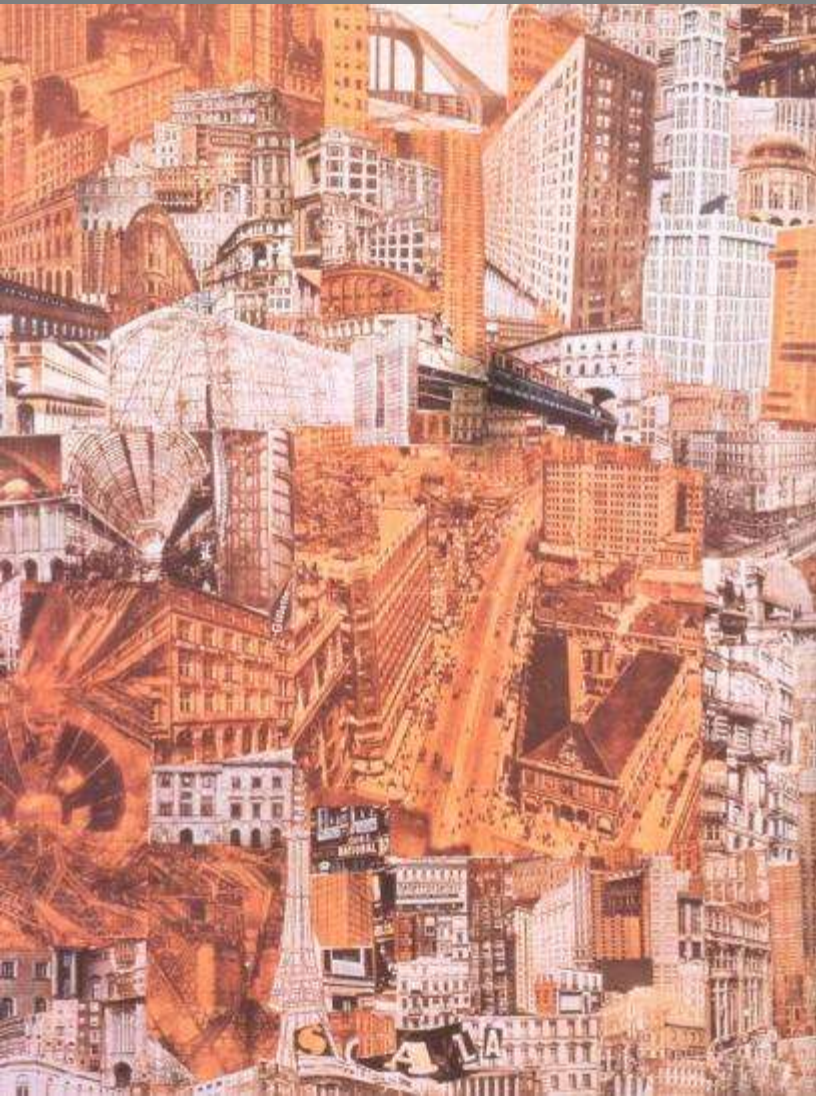


This doesn't complete the story.....



We have been re-stitching the town to make it liveable

Man-made Metropolis / natural landscape?



But everywhere man makes “marks” on the land

Our cultural memory:
Town horrible (for the workers) - Country lovely



Obsession with City. Not much about the Market Town?

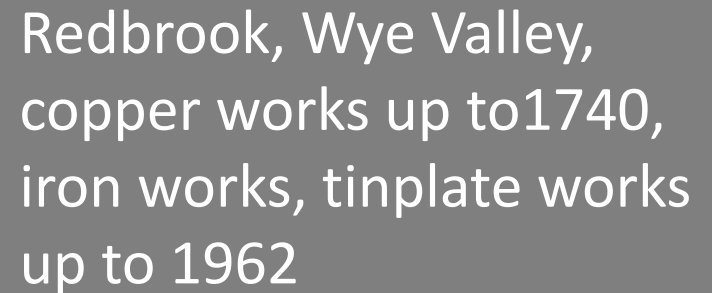
Country as cure, respite, antidote or a search for
a merger.....
A false dialectic...?



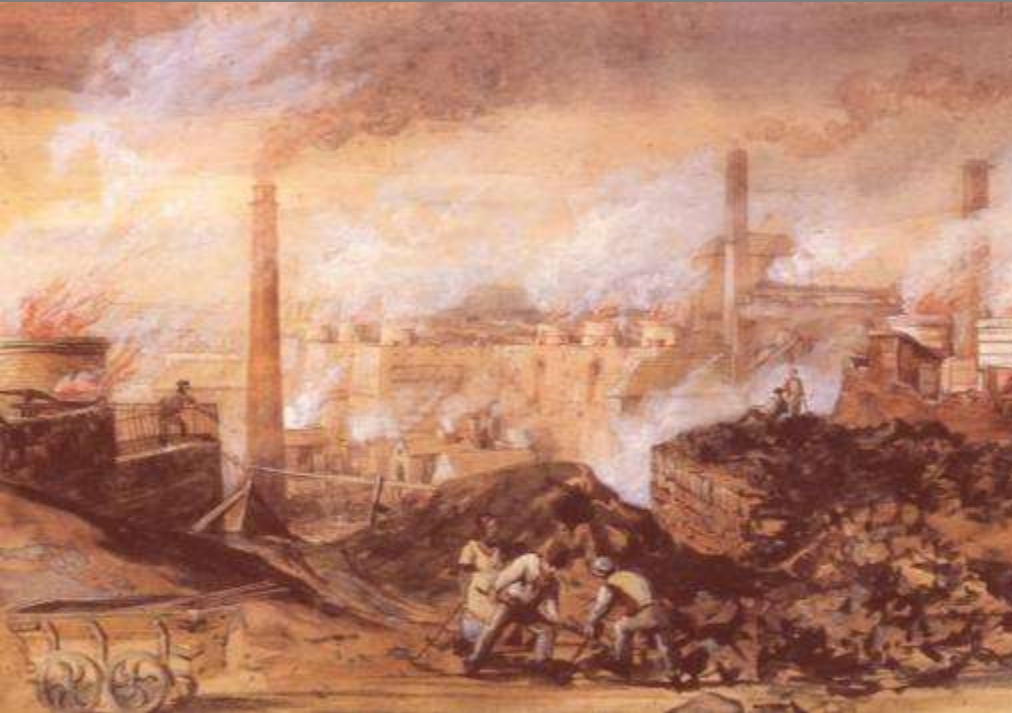
18th and 19th C: Industry in the country: the forgotten story: small scale, local.....







The country erased: the dominant memory



The unending story-line: scaling up.....

Wales the first industrialised country in the world. The first where over 50% of the population lived in urban settlements

Romancing the wilderness;



Painting in Wales by J.M Turner



Timothy Spall as J.M Turner

....only made possible by industry?

Romance of industry juxtaposed with nature or mirroring its magnificence.



Paintings by JM Turner

When a railway viaduct was strung across Monsal Dale in Derbyshire in 1863, John Ruskin wrote, "The valley is gone ... and now every fool in Buxton can be at Bakewell in half an hour and every fool in Bakewell at Buxton; which you think a lucrative process of exchange, you fools everywhere."



Tarn Valley France: Foster Associates

Rural realities versus rural nostalgia



John Nash:
Blaise Hamlet
1809

PENGUIN CLASSICS

WILLIAM COBBETT

Rural Rides

William Cobbett
1763-1835



Influential 'model' hamlet. Diamwood Cottage, John Nash, 1809. Plan shown as text illustration 1, page 49. Taken from O'Neil, Harding and Ashmead *Nine Lithographic Views of the Cottages Comprising Blaise Hamlet* published by T. Bedford, Bristol, 1826 (City of Bristol Museum & Art Gallery)

Rural decay: labourer's cottage near Blandford, 1846. The picturesque setting distracts attention from the decrepit roof (Illustrated London News)

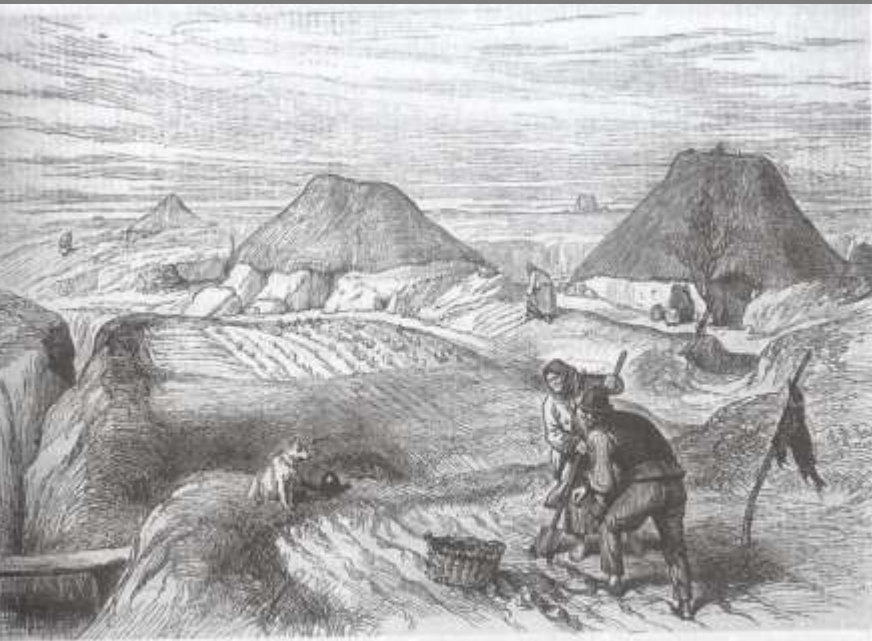




WE'RE IN TOUCH
WITH NATURE

WE'D RATHER BE IN TOUCH
WITH A WASHING MACHINE!

Let's not over romanticise.....



14 Gardens in County Roscommon, from an article in the *Illustrated London News*, 15 May 1880, showing how potatoes were cultivated before the terrible Irish famine.





2017...still poverty, poor wages, rotting farmhouses..... Few workers.....

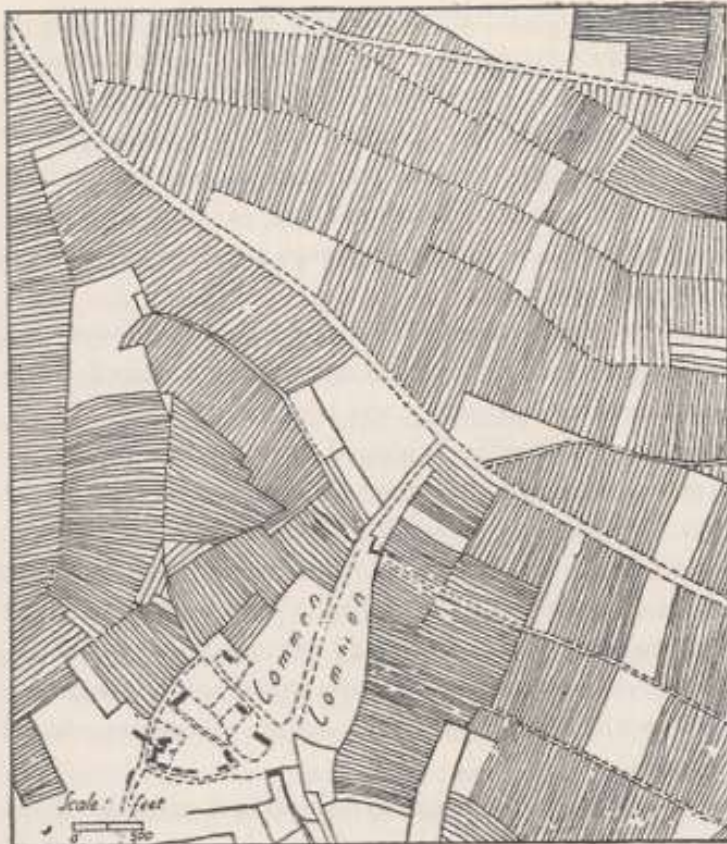


Country
and
industry
imagery:
The
dominant
message is
still
Country
Squire:
That's
always the
aspiration

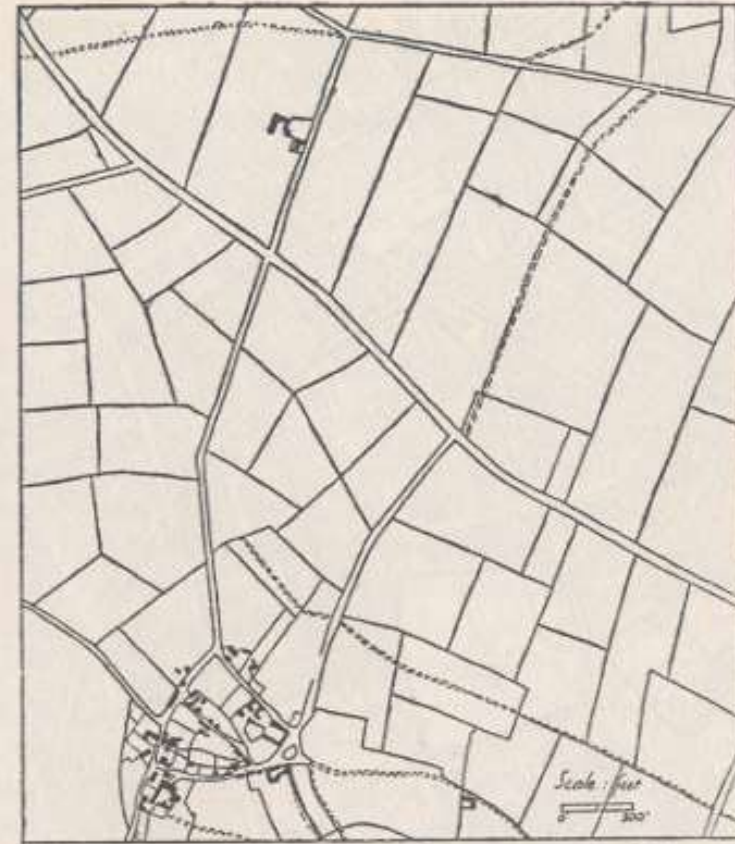
Thomas Gainsborough
Mr and Mrs Andrews :about 1750

William Verelstede
The Country Squire
1790

Driven out of their land? A lost dream?



1 The village of Balscott (Oxfordshire) in 1768, with the common land farmed in small strips (from T. Sharp, *English Panorama*).



2 The same village, after the enclosure of the common land (from Sharp).

.....start of a rural nostalgia ?

Driven from the land through the forces of.....?

Better wages/ 'Enclosures'/dysfunctional agriculture/agricultural machine advancement/ land production greed

COTTERS AND SQUATTERS

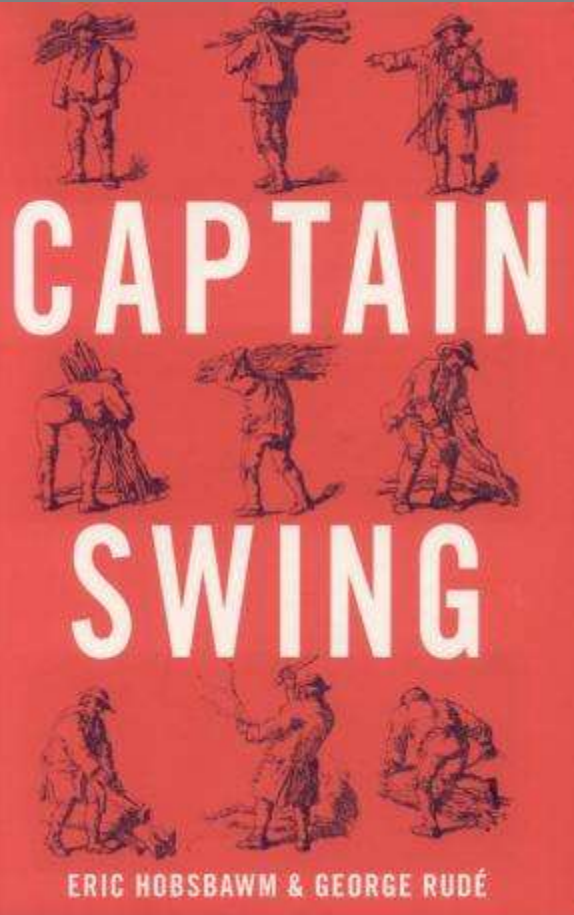
Housing's Hidden History

"england is not a free people, till the poor that have no land, have a free allowance to dig and labour the commons..."

Gerrard Winstanley, 1649



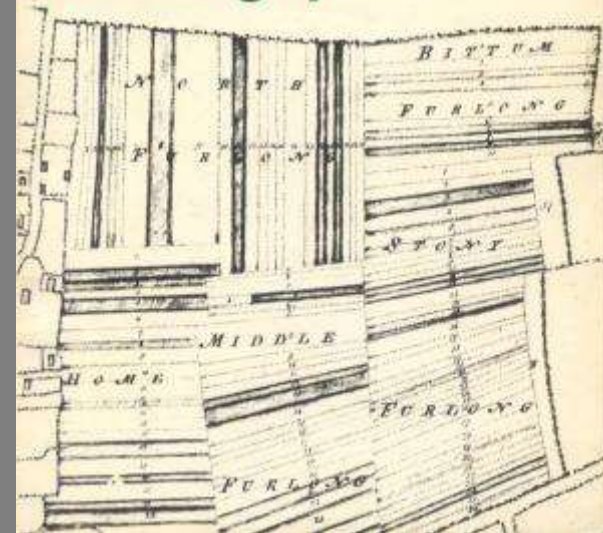
Colin Ward



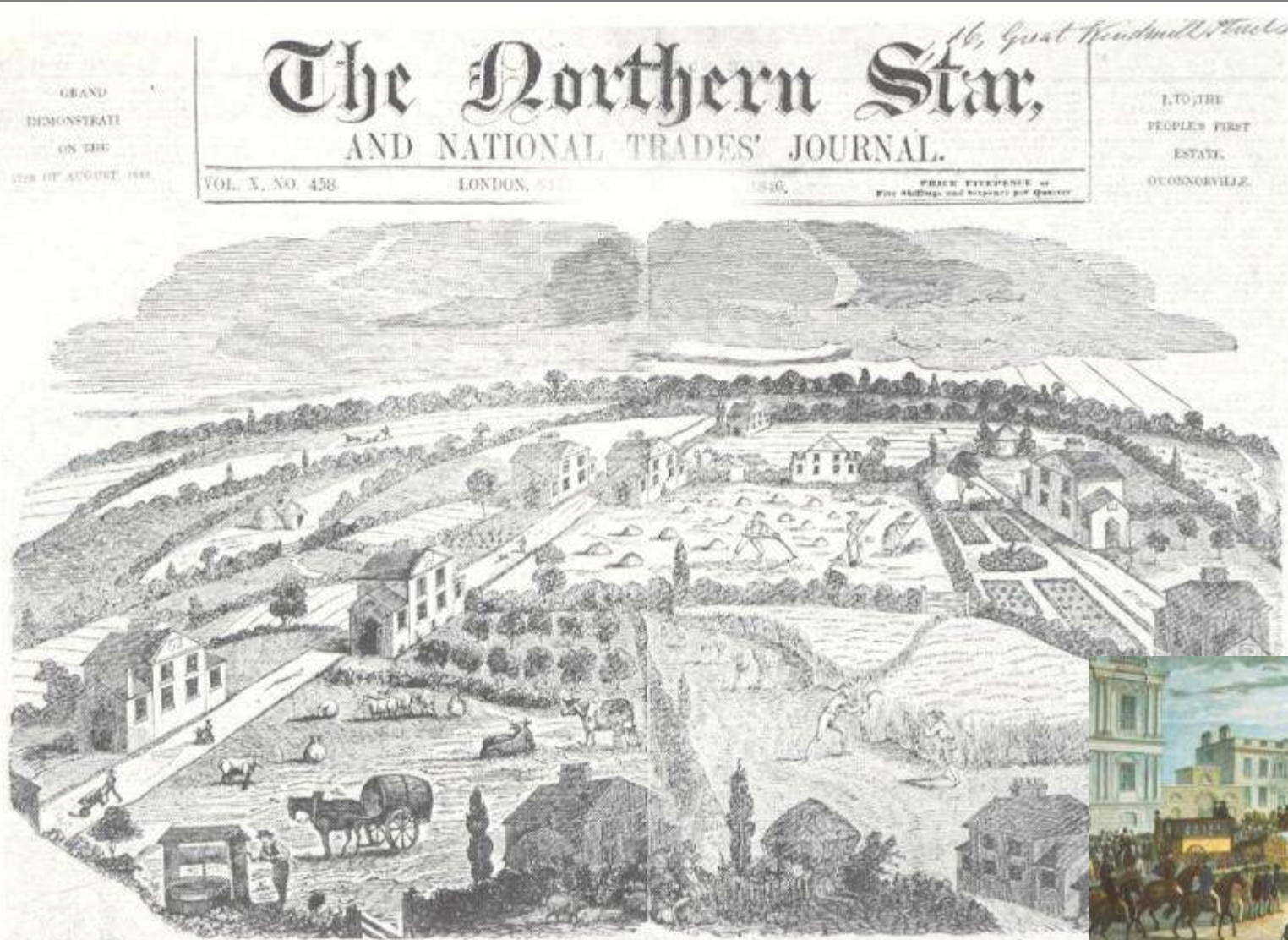
Studies in Economic History

Enclosure and the Small Farmer in the Age of the Industrial Revolution

GE Mingay



19th C Radical Politics: but the aim is each family to its plot in the country



1838-1857 The
Chartists
Movement
campaigning for a
Bill of Rights.
Left Fergus
O'Conner's
"Charterville"



The Chartist: O'Connorville compromised. (Chorleywood-ised)



The growing in the city or connecting with a deep memory

Making and Managing a
Smallholding

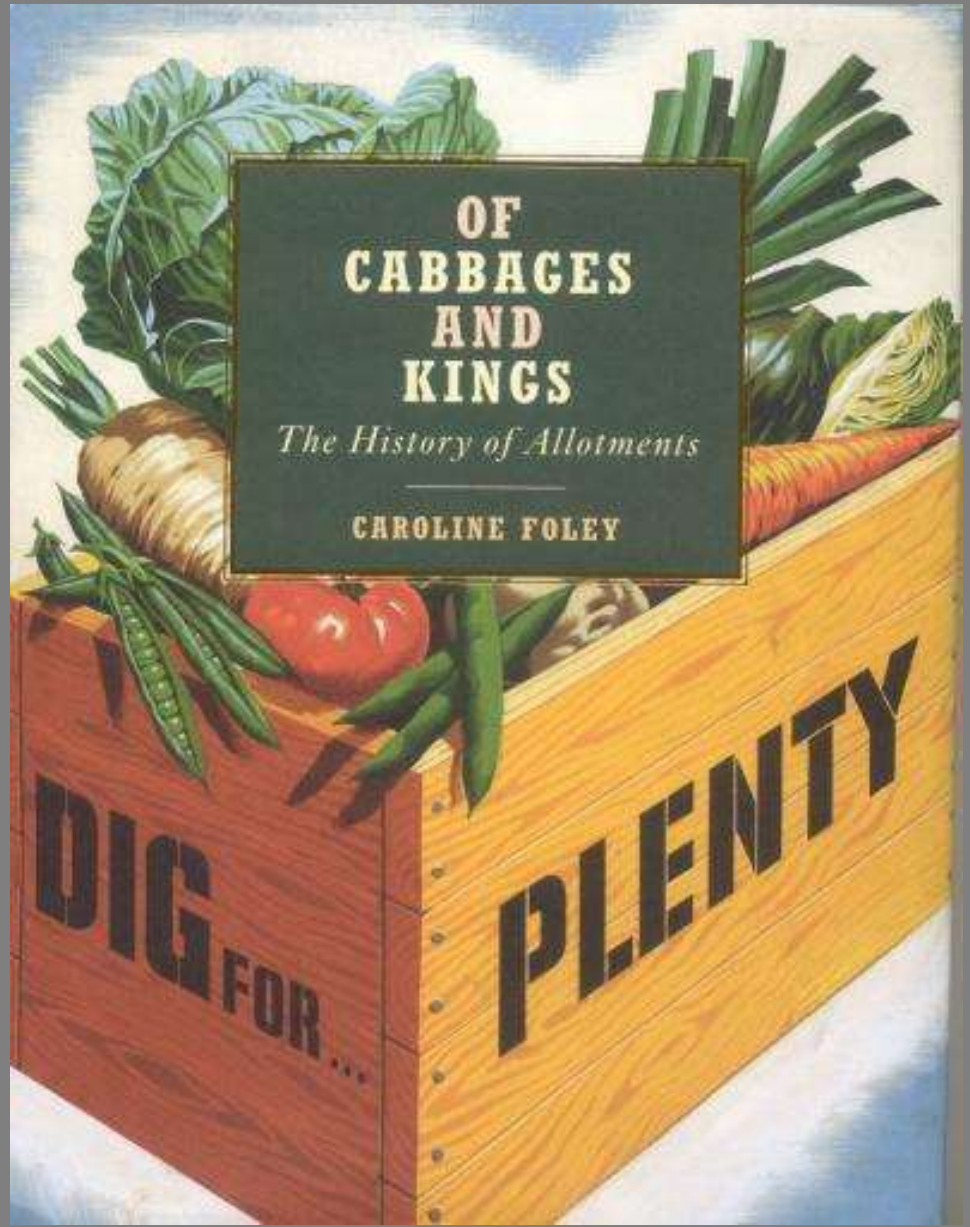


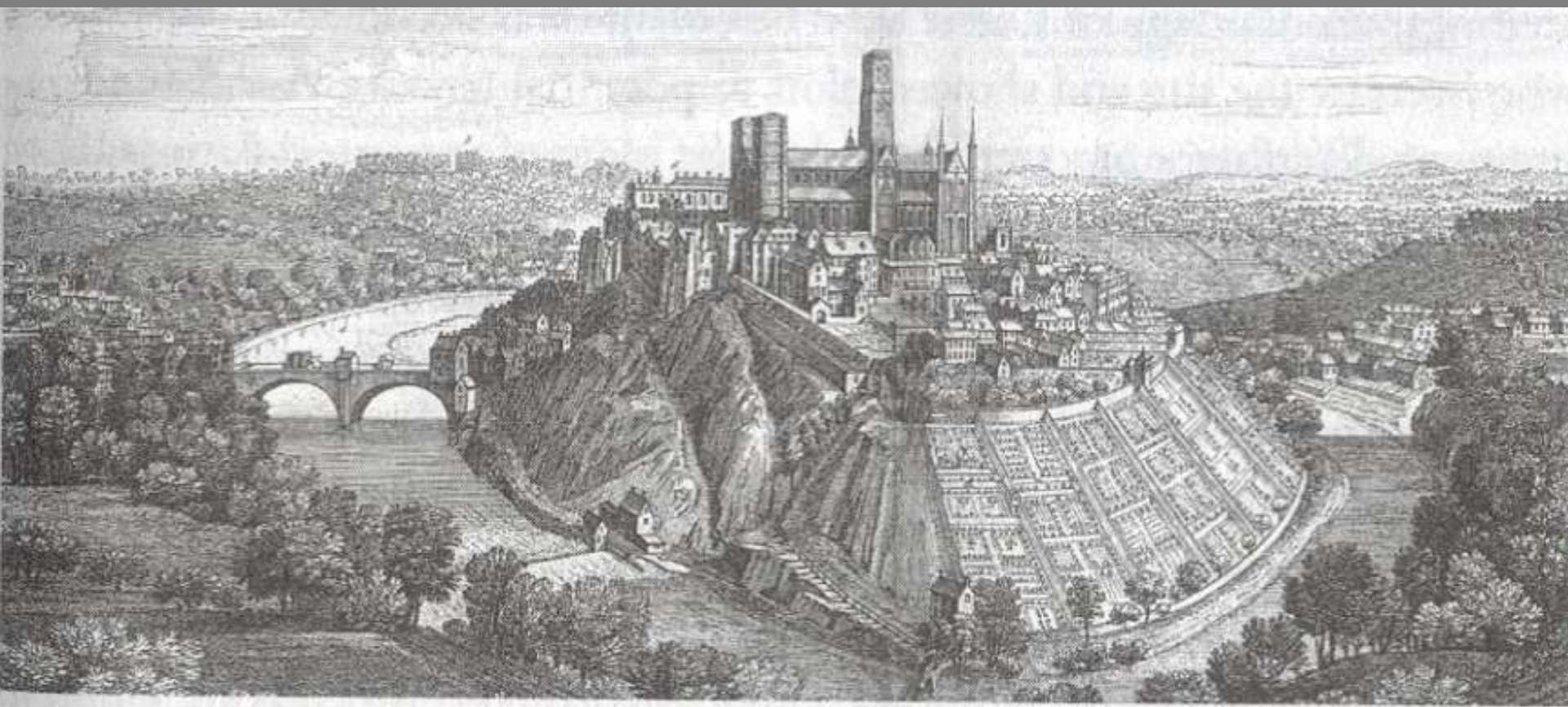
Michael Allaby

**OF
CABBAGES
AND
KINGS**

The History of Allotments

CAROLINE FOLEY

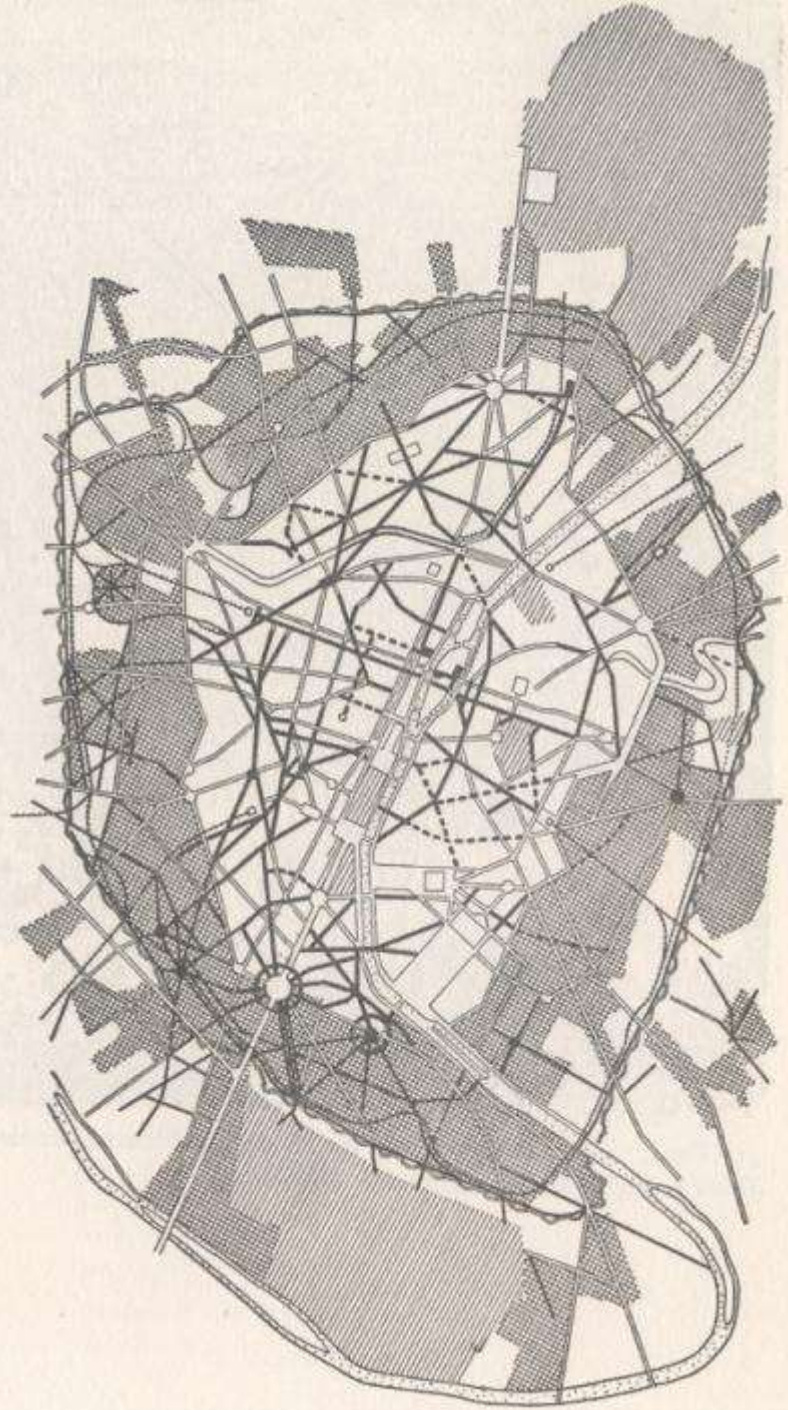
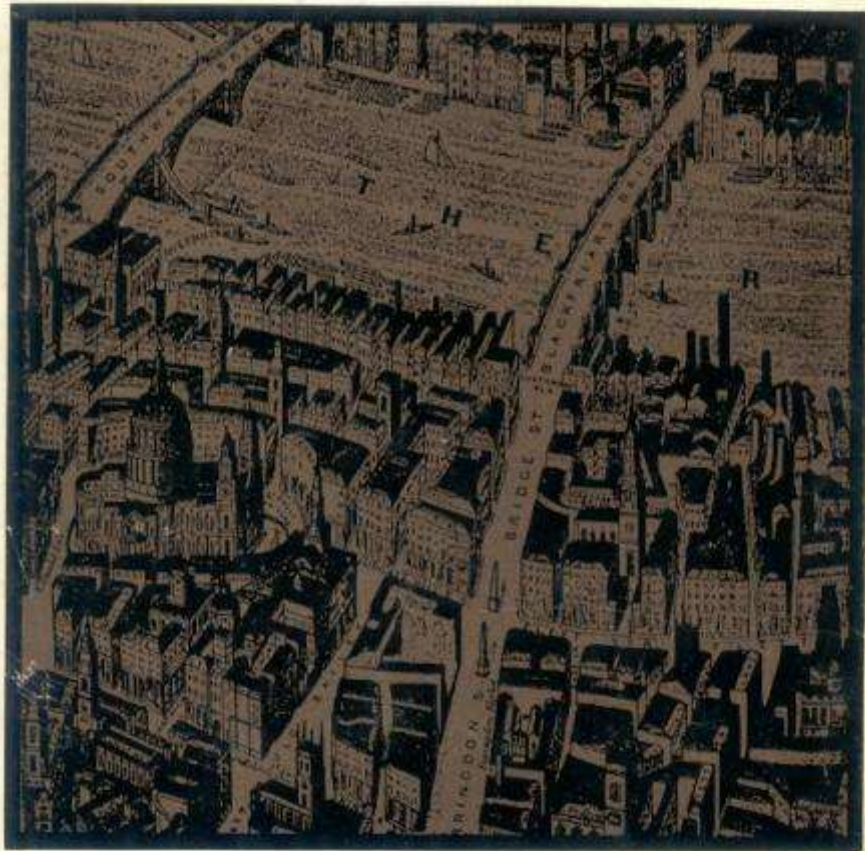




Controlling the disorder- planning?

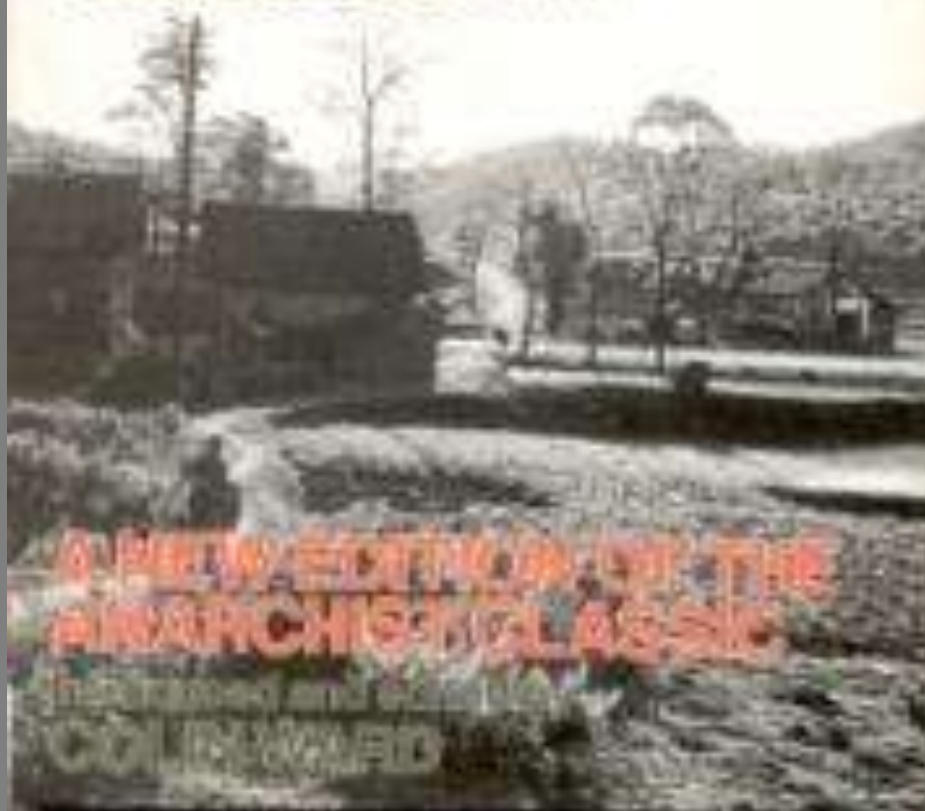
The origins of modern town planning

Leonardo Benevolo



PETER KROPOTKIN

Fields, Factories and Workshops Tomorrow



A NEW EDITION OF THE
ANARCHIST CLASSIC

Introduction and Commentary
by COLIN WARD

City as nest
of
revolution,
radicalism
revolt, riot, a
threat to the
ordered
State;
responding
to
exploitation



Haussman's Paris 1853 – 1870

Central State direction:
Clearing out the
medieval:
Crushing the
'Commune':
Rendering the
insanitary sanitary:



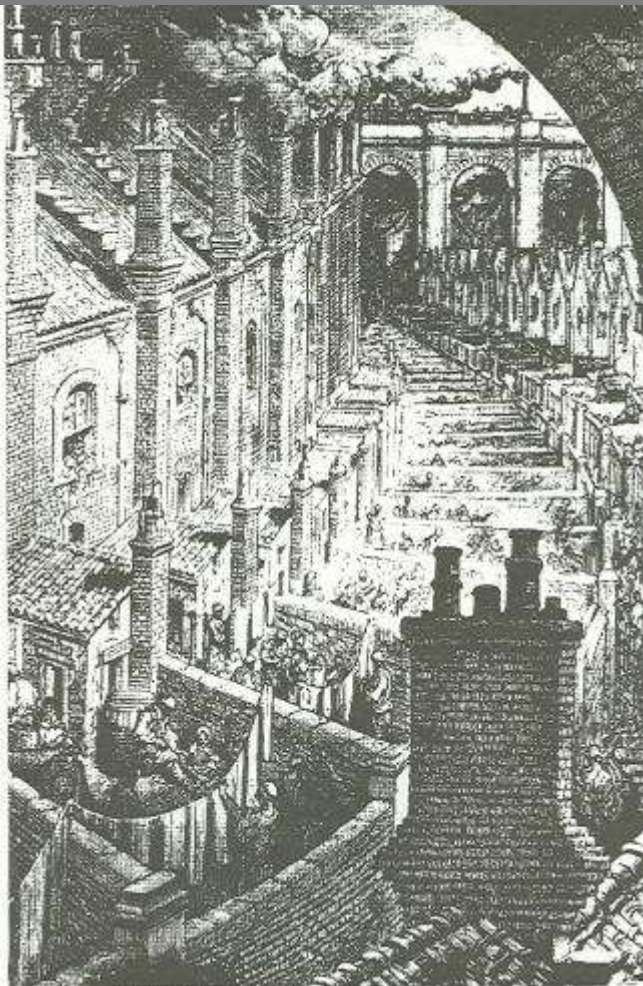
In contrast failure to order mediaeval London



France: a rural tradition: activism:cooperatives
small farmers powerful: fixing the CAP ?



The notorious 19c City: a place of evil and delight, ...depending on your purse and class.....

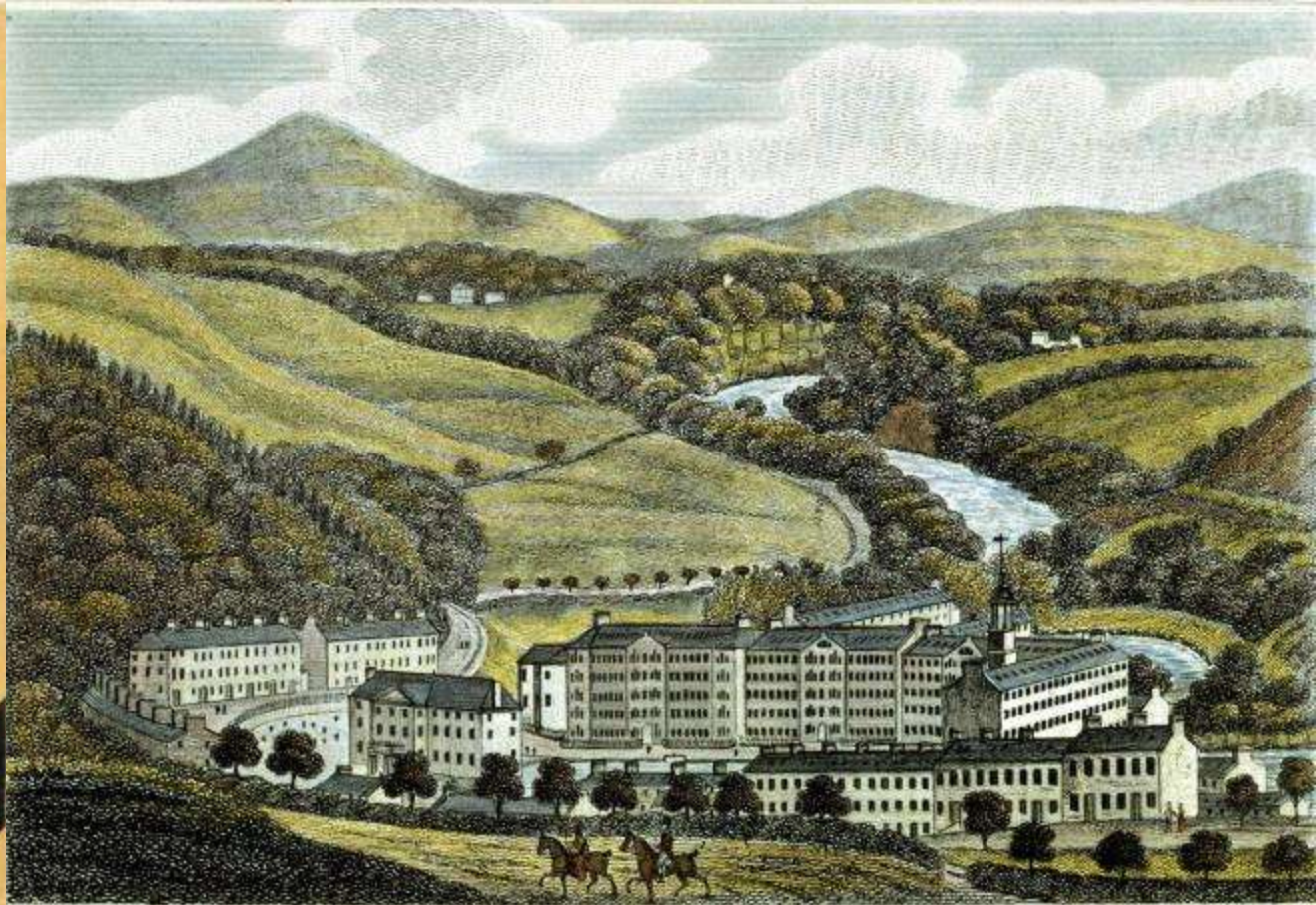
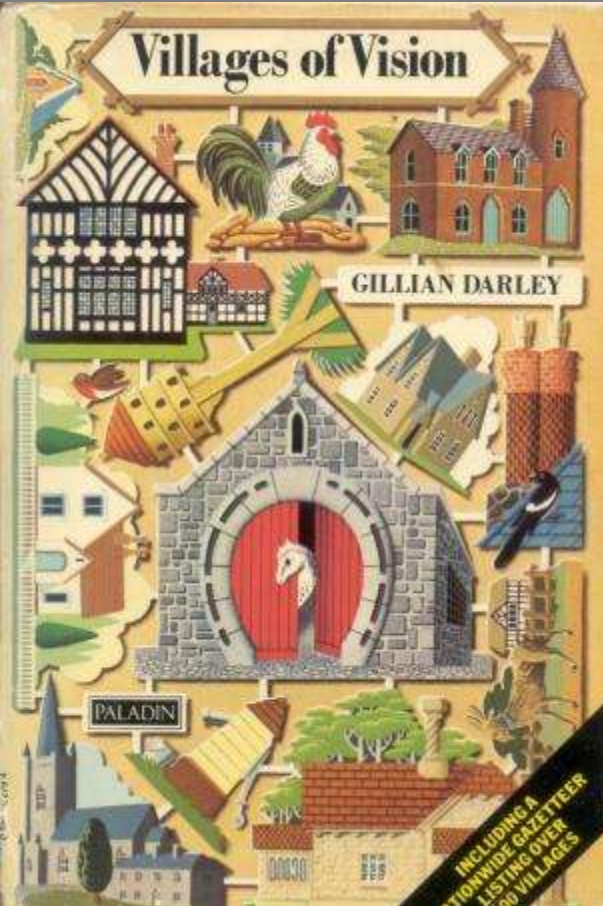


The coming of the railways brought the most drastic upheaval to the city's environment since the Great Fire. While attracting thousands of new workers to London, the railways also made tens of thousands homeless. The junction of the St John's Wood and Metropolitan Railway (above) at Baker Street (1868). The South Eastern Railway Company's work at Doughty Hill (below) for the building of Cannon Street Station (1864).



Villages for the industrial
urban workers

“Villages of Vision”(by industrialist philanthropy)



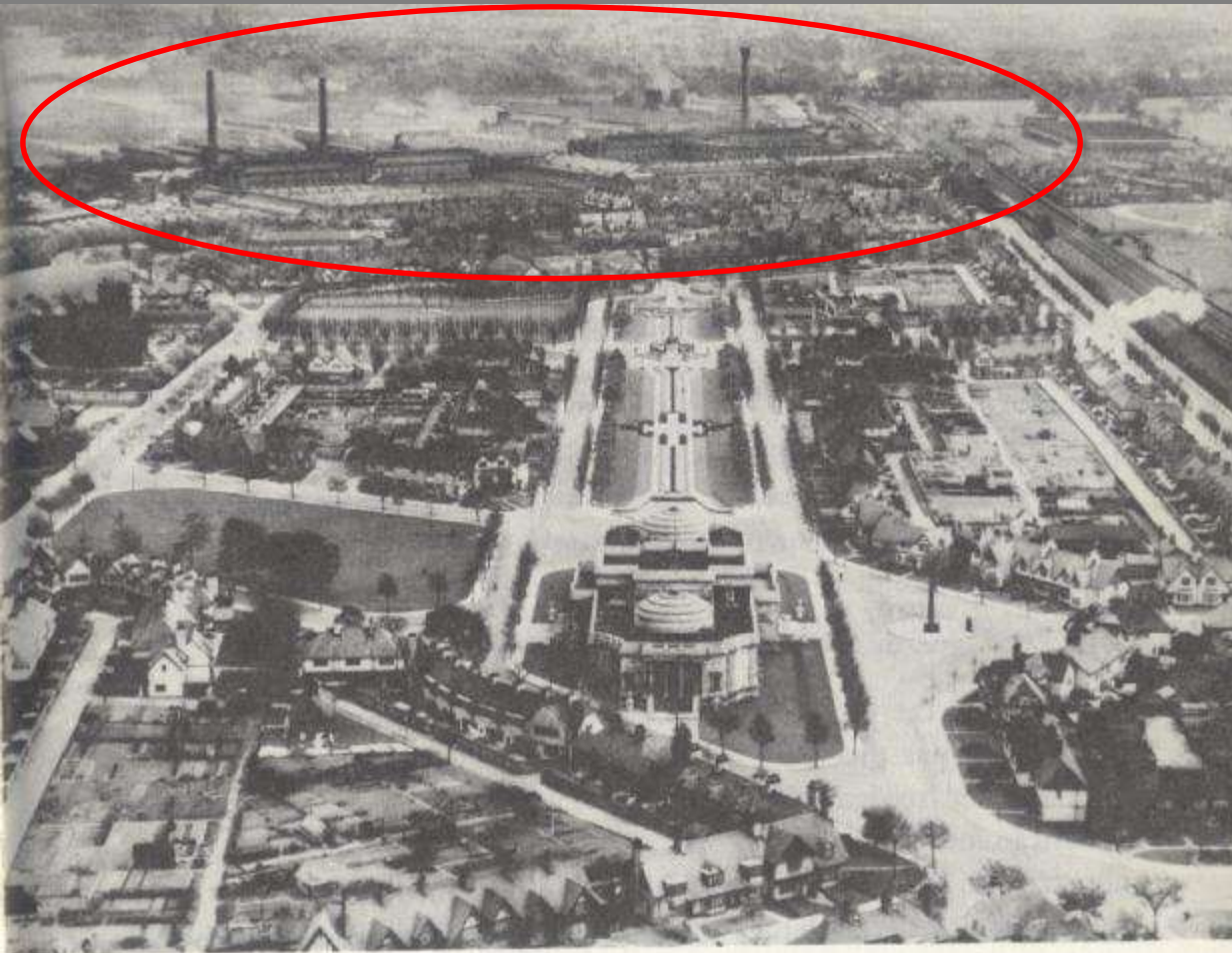
Early beginnings (not villagy!):
Robert Owen 1771 -1858: New Lanark Mills 1813-1828

Industrial paternalism



9 The interior of the nursery adjoining the Familistère (J. B. Godin, *Solutions Sociales*)

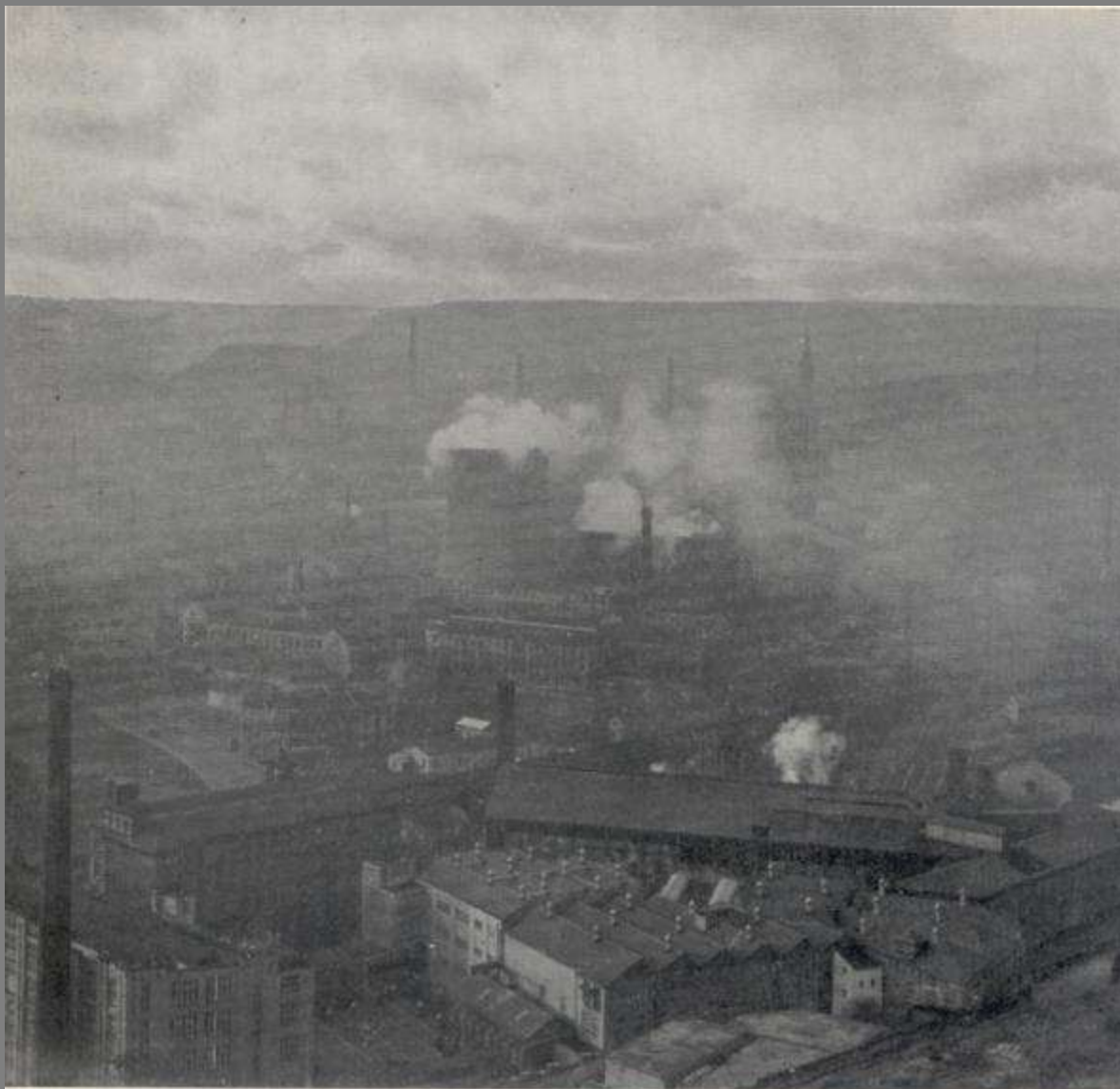
Port Sunlight: Unilever Soap 1888-1895



Early aerial view of Port Sunlight. The surroundings, railways and smoking factories are in marked contrast with the village itself



Contain the city to preserve the
countryside....for who?

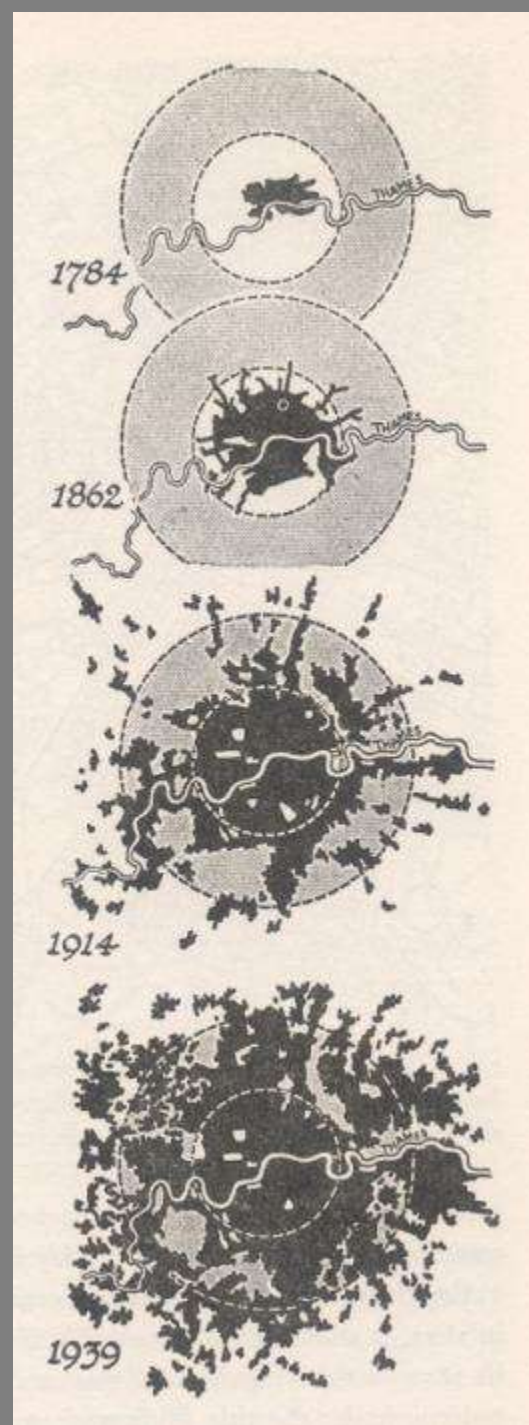


Town and country are invaded by all the concomitants of the new industrial economy, which is in rapid and continual flux; cities are surrounded, the margins of the natural countryside are pushed back. The face of the country is constantly changing; its growth is complex and irregular because there exist no instruments to control its particular mechanism of development

From Leonardo Benevolo: *The Origins of Modern Town Planning:*

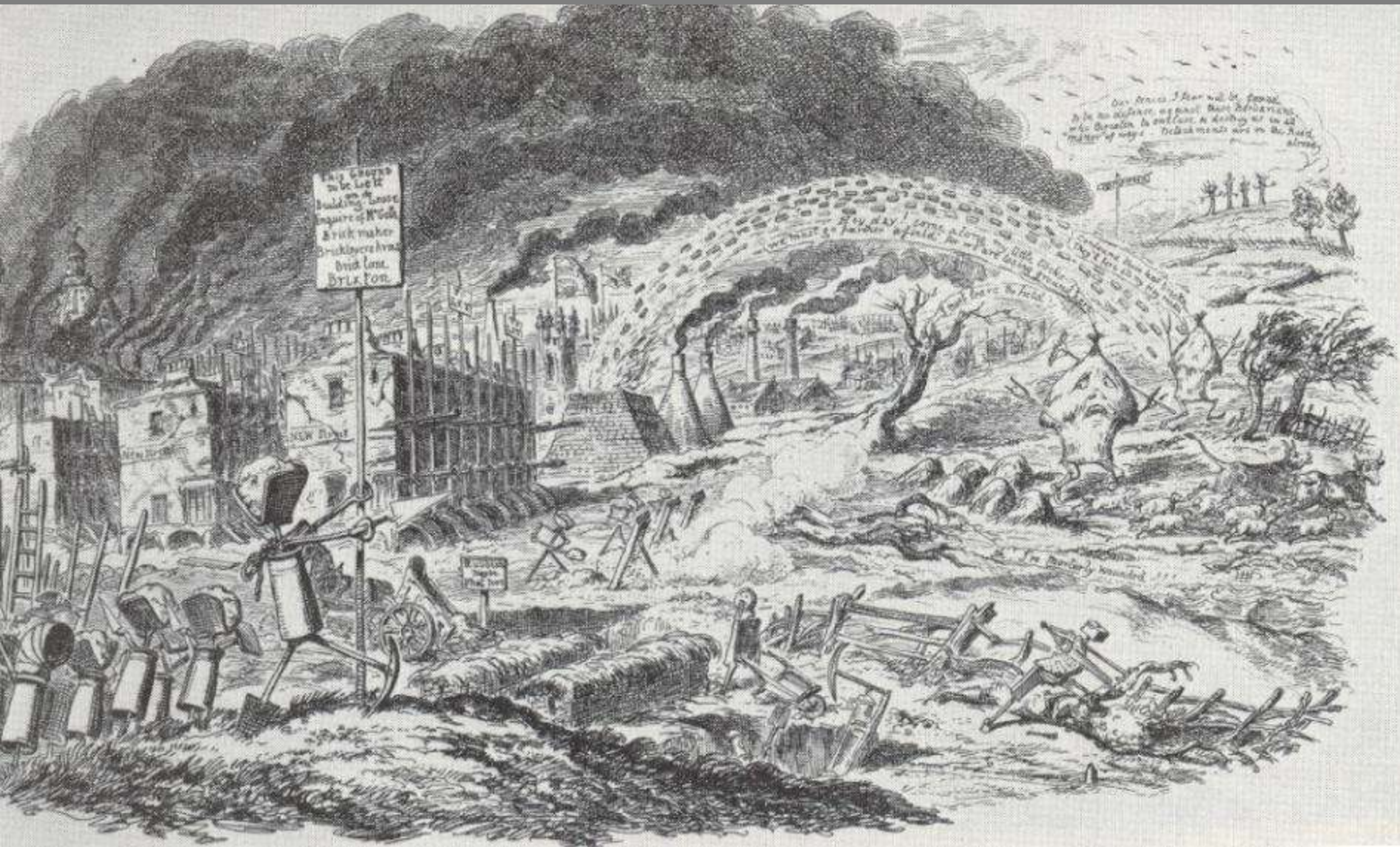
How to
control the
ever
expanding
City.

The 20th
Century
challenge
/unhelpful
mindset?



The State must
control the market to
prevent it exploiting
the citizens with little
power

The ever expanding city, gobbling the countryside



Famous cartoon by Cruikshank 1792 - 1878



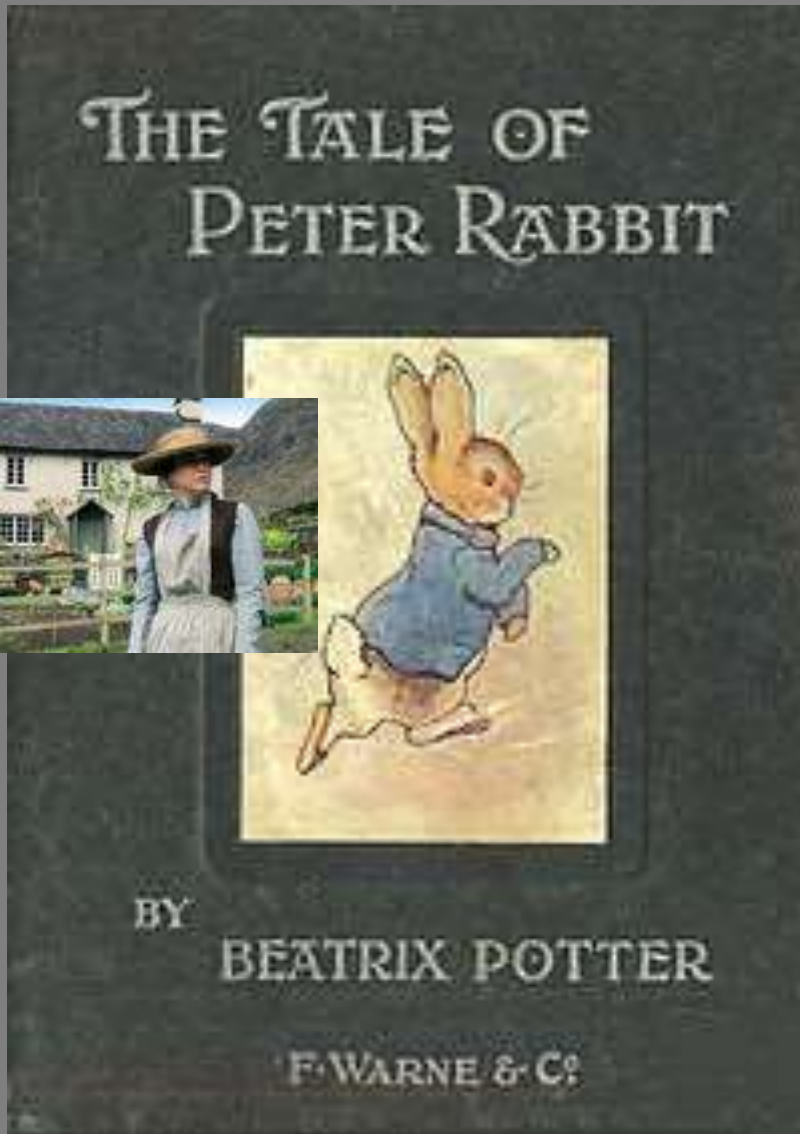
VII Watercolour by C.H. Mathews of Kingsland Road in Hackney. The artist painted the picture in 1852, but it shows how the area would have looked at the beginning of the nineteenth century when the market gardens, on the right, were giving way to terraces of houses constructed with the bricks being manufactured on the left.

Protecting the
countryside...for who...
from what

- Think of a title of a children's classic story read to them by their parents
- Are the archetypal stories changing as the generations move forward?



Children's stories: How many based in the City?



Lake District becomes cause celebre in National Trust early days



1895 onwards: Garden, Park, and Countryside, as the cure of the ills of the grinding capitalist city



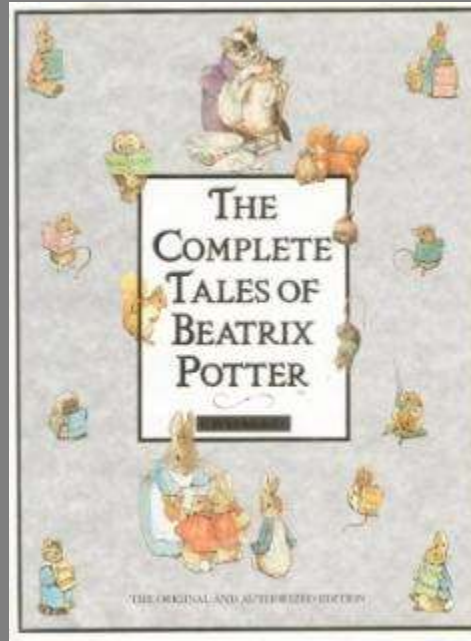
Octavia Hill, 1882



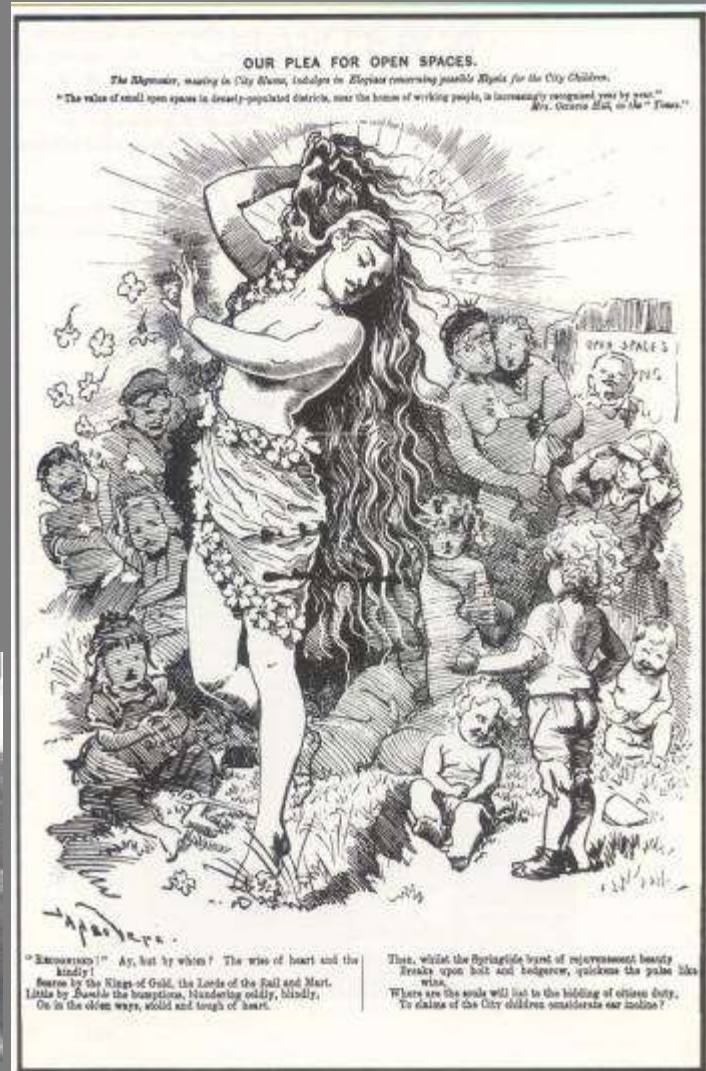
Robert Hunter, c. 1890



Hardwicke Rawnsley with his son Noel and Beatrix Potter, 1885

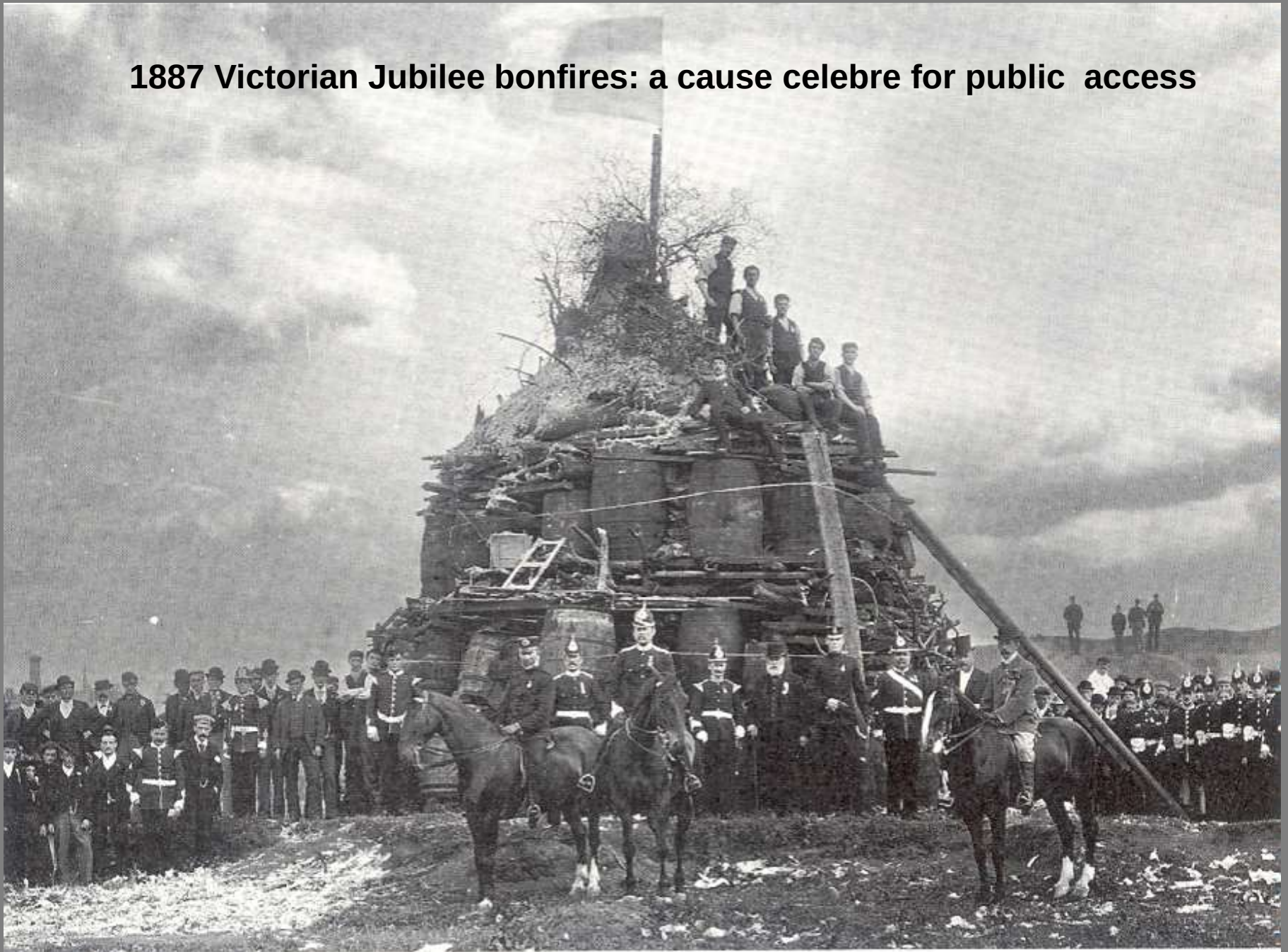


Beatrix Potter 1866-1943



Cartoon of Octavia Hill

1887 Victorian Jubilee bonfires: a cause celebre for public access



The original *National Trust* : access to the wilderness for those in the city, denied by large landowners



+ Preserving the beauty and way of agricultural life threatened by encroaching industrialisation

PAULA WEIDEGGER

Gilding the Acorn



Behind the façade of the
NATIONAL TRUST

1930's

The National Trust narrative changed. No longer access for the working class but saving the Country House class

National Trust England and Wales now 3rd largest institutional Land owner in the UK

Since time immemorial.....



The Curzon Family have owned the land since 1297: It is now a National Trust Property

Re-living the landed gentry: British culture's soft spot?



Brideshead Revisited 1981 TV series



Start of Series 1: 2010



Darcy Pride and Prejudice 1995 TV series

Show holdings by landowner

-  Forestry Commission (2,236,512 acres)
-  Ministry of Defence (1,101,851 acres)
-  Crown Estate (678,420 acres)
-  National Trust (589,748 acres)
-  RSPB (332,812 acres)
-  Overseas companies (279,523 acres)
-  Other government (164,956 acres)
-  Network Rail (129,356 acres)
-  Highways England (114,314 acres)

Autocrats in the countryside but still yearn for vernacular: a long tradition



Marie Antoniette's Hameau
de la Reine
Versailles, Paris.
Architect Richard Mique

First National Park designated in UK
the Peak District 1951



- More protection from the industrial invader
- More opportunity to find relief from the City
- Restrict development in the Countryside:
- BUT

Still the dominant narrative despite.....

In 2011, 81.5 per cent (45.7 million) of the usually resident population of England and Wales lived in urban areas and 18.5 per cent (10.3 million) lived in rural areas.



Finding another way of
inhabiting the countryside...
finding a lost way of life to
cure current ailments.....

1890 An arts and crafts utopia for the town – Was it back to the country?

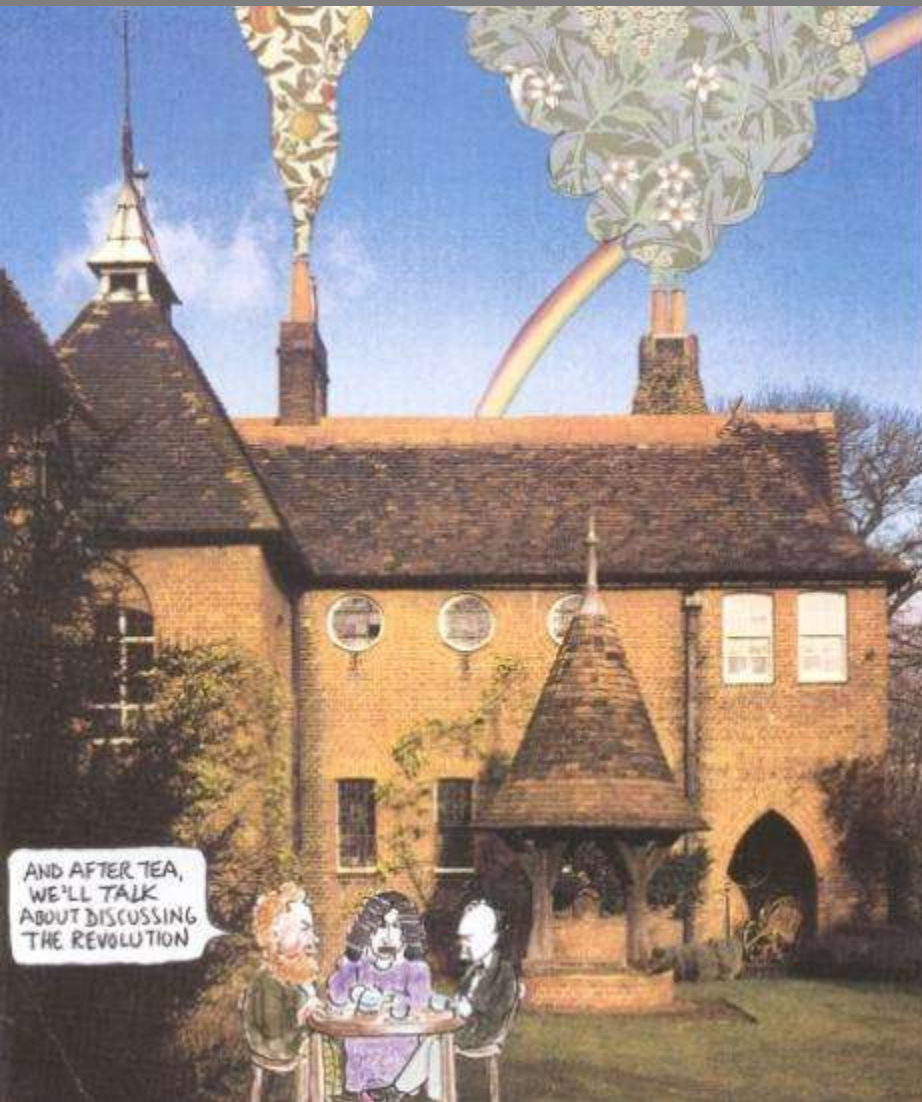


WILLIAM MORRIS NEWS FROM NOWHERE

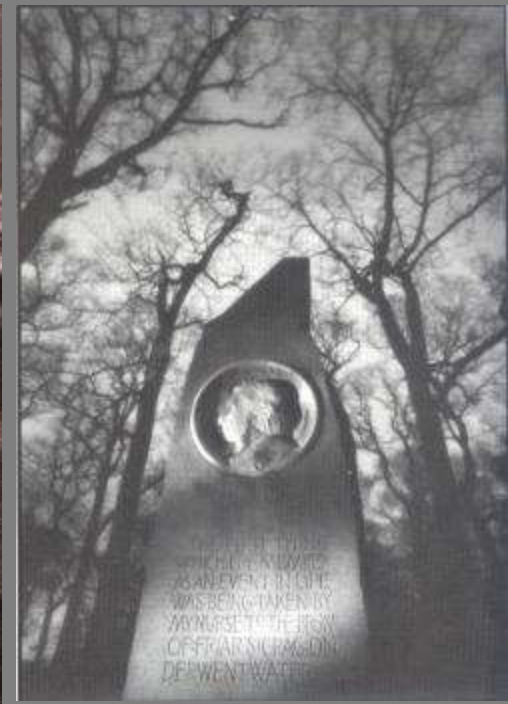


Charles Robert Ashbee's (1863 – 1942)
Utopian Community Chipping Camden
1902 - 1907

Return or move forward, to the pre-industrial
or attempting to re-think capitalism,

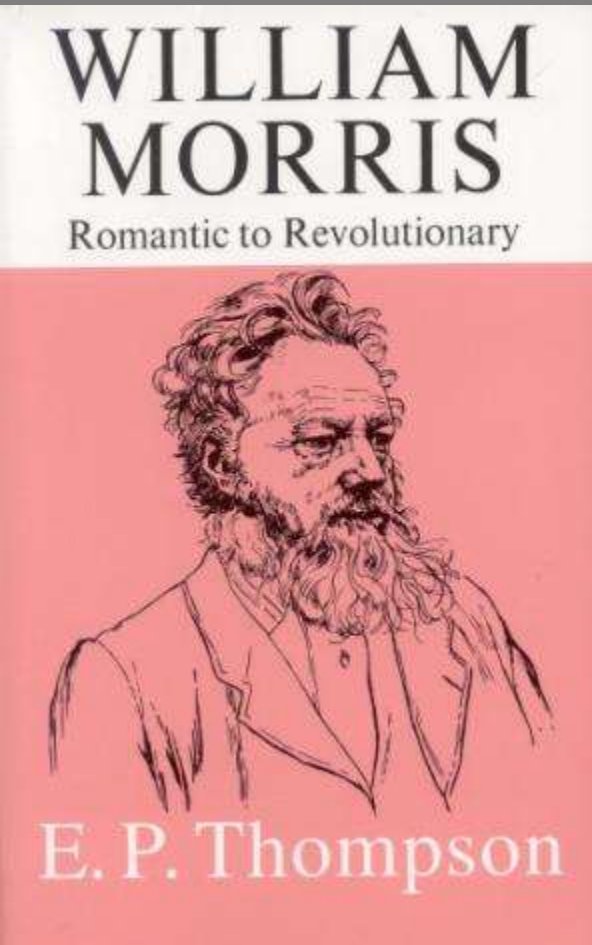


William Morris 1834 -1896



John Ruskin 1819 – 1900
Memorial in Lake District

Don't forget the urban revolutionary



1834 - 1896

Victorian Rural idyll (sentimental) paintings: become 'garden suburb'



Painter: Helen Allingham 1881



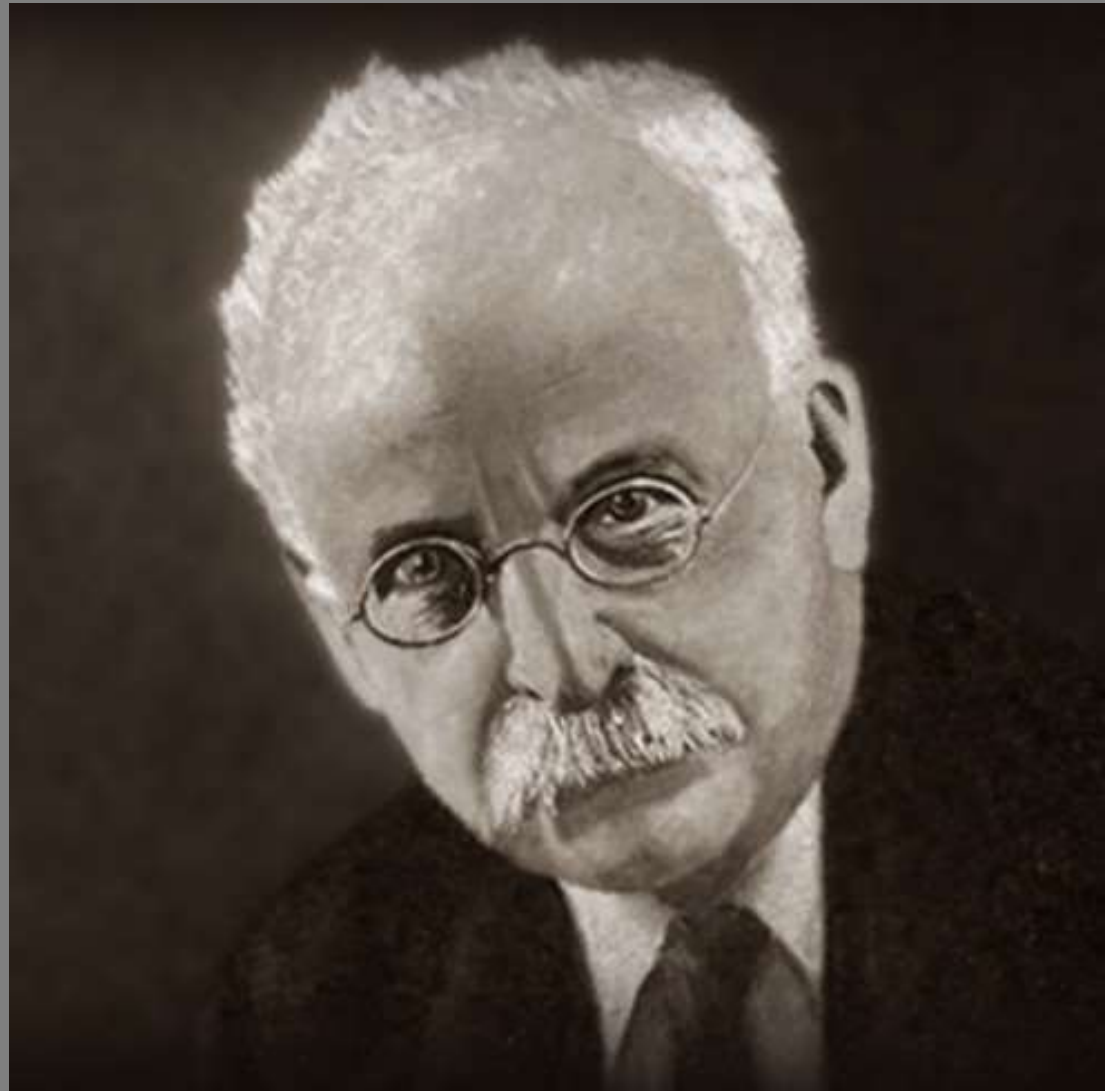
Bedford Park London 1877-1880: The first 'garden suburb' but NOT a cooperative.
Architect: Norman Shaw

A big idea to rethink town
and country

Deal with the Existing City or set up a Model City



Henry George: 1839 - 1897 Land tax reformer



Ebenezer Howard 1850 – 1928: Founder of the Garden City Movement

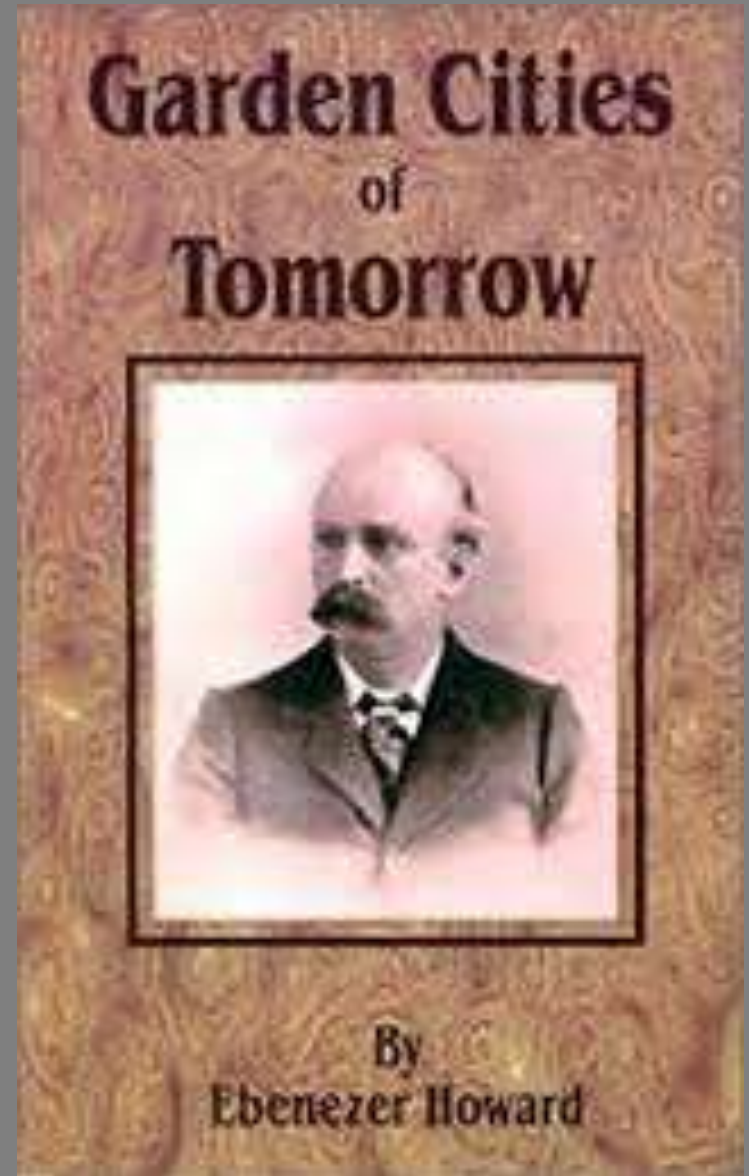
- Garden City 1890's onwards: E. Howard
- Garden Suburb 1920's onwards
- Cottage estates 1930's onwards
- New Town 1940's onwards
- Urban Village late 1980's onwards
- Garden Village 2017.....

The radical gets hidden?

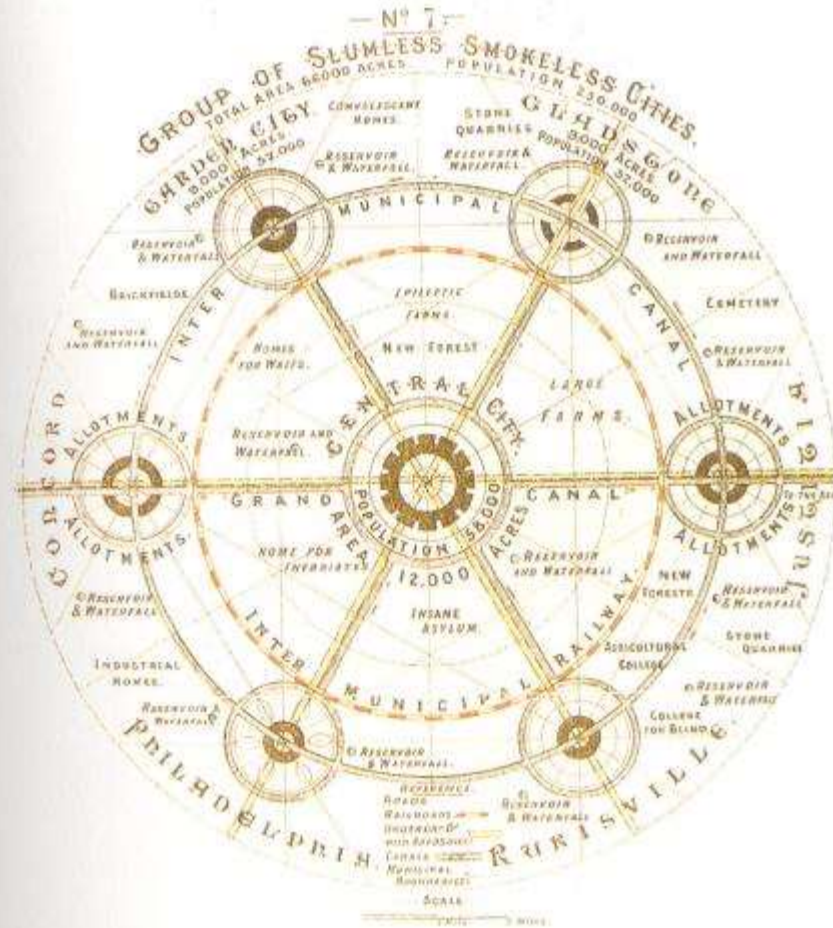
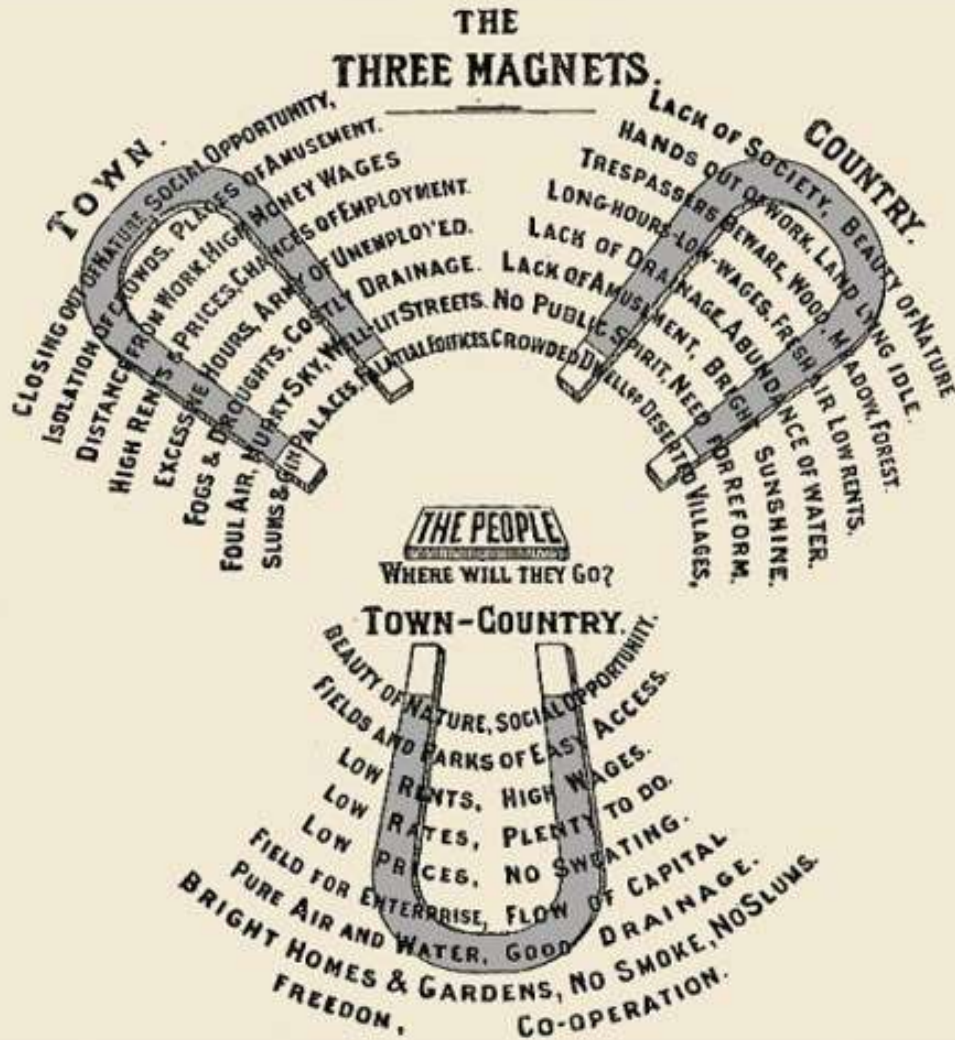
First title of book:

“Tomorrow: A Peaceful Path to Real Reform”

Zoning of industry away from housing: Green Belts to define and separate: Everything within walking distance: Not really confronting the full force of a car owning population



Garden City propaganda:



**HEALTH of the COUNTRY
COMFORTS of the TOWN**



LETCHWORTH

The FIRST GARDEN CITY

Garden Cities manifesto messages



Ebenezer Howard: Garden Cities Letchworth 1903 and Welwyn 1919

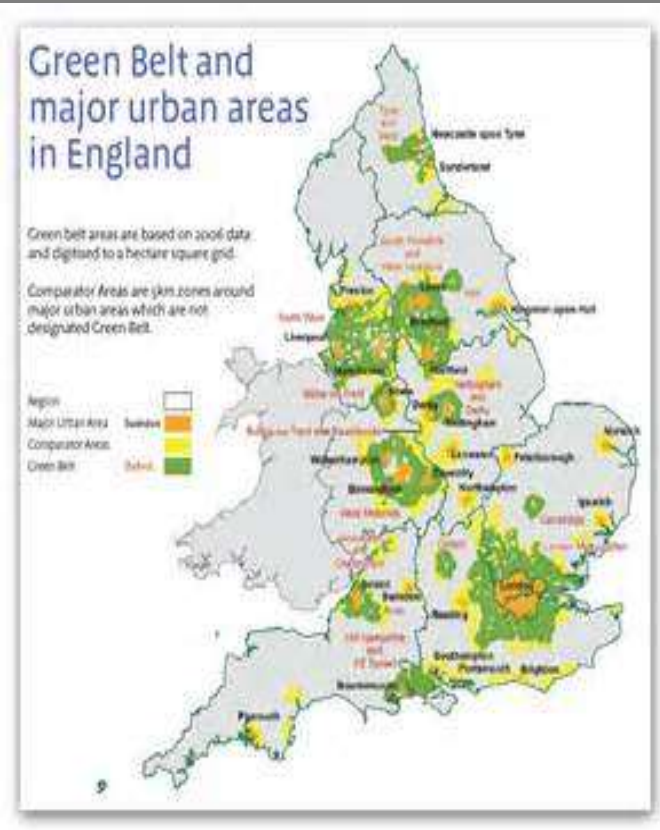


WELWYN GARDEN CITY: AERIAL VIEW

PARKWAY, WELWYN GARDEN CITY

These houses are within a few minutes' walk of the factory area, the shopping centre, schools, hospitals, cinemas, theatres, inns and restaurants, churches, tennis courts, golf courses, swimming pool, and the open country. The houses are, briefly, related to every aspect of living

Green belts policy: a vital legacy of Ebenezer Howard



Howard sets up the Town and Country Planning Association

Principles of Garden City (physical form)

- Marriage of the best of town and country
- Dispersal of population into Garden Cities to release pressure on urban land values
- Small scale – yet big enough to offer range of facilities – subsidised in each neighbourhood
- Zoning of homes and industry
- Circular in form – 6 neighbourhoods....not actually....
- Dense – walking scale settlement
- Population of 32,000, 400 hectares
- Middle of countryside, outside the sphere of any existing city

Garden Cities: Mode of Creation (approach to delivery)

- an ideal community that could appropriate for itself land values it created by its own existence and effort
- Leasehold Tenure
- Purchase of land at depressed agricultural values through mortgage debentures @ 4 % interest – raised from external investors.
- As City is constructed land values rise, – control of land value vested in community
- Rental values will continue to rise regularly – after 30 years debt (mortgage) repaid.
- Future rental returns will then be invested in perpetuity in the community to provide additional social infrastructure and welfare – no local taxation required.

Reducing the density: the 1930's garden suburb. The free market's corruption of the ideal: imagery only

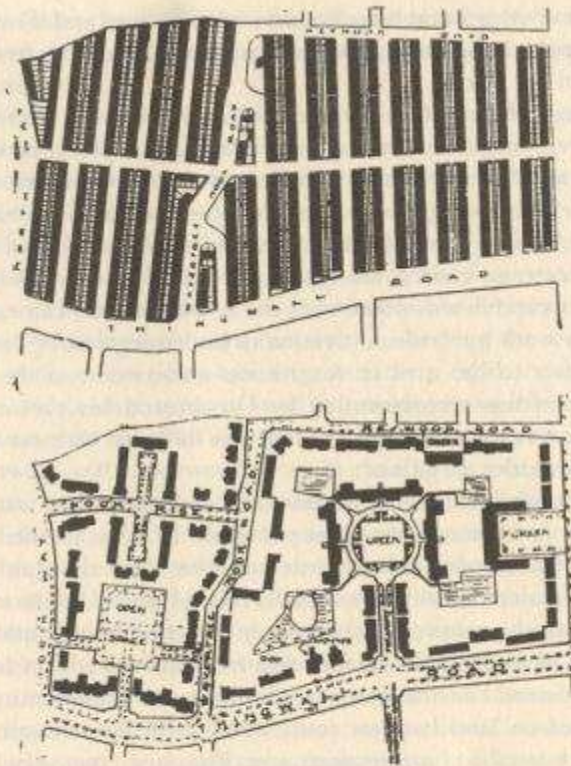
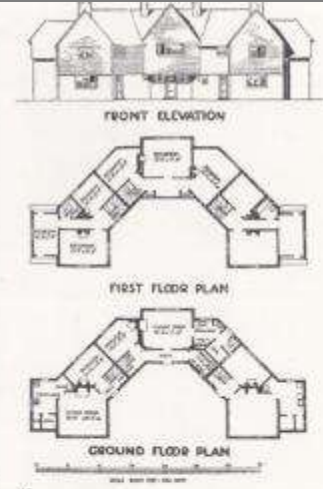
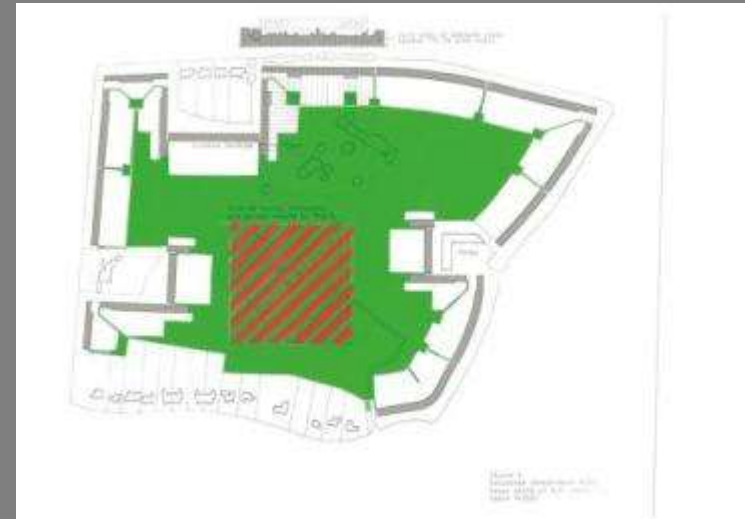


Figure 4 Conventional versus garden city layout: a 20-acre site in Liverpool, (above) as it might have been, laid out to meet bylaw requirements, at 41 houses per acre; (below) as it was, laid out as a garden suburb at 11 houses per acre



Well Hall Estate known as 'The Progress Estate': SE London. LCC Architects 1915

The critique of sprawling suburbia



Cambridge influence.....Lionel March:
Perimeter Planning: releasing the space for
horticulture

1920's – 30's Cottage Estates (why 'cottage')



LONDON COUNTY COUNCIL COTTAGE ESTATE

A corner of the London County Council cottage estate at Roehampton. The Council, wherever possible, retains existing trees, maintains greens and shrubberies, and has planted large numbers of ornamental and forest trees

2017 Loftus Garden Village Newport



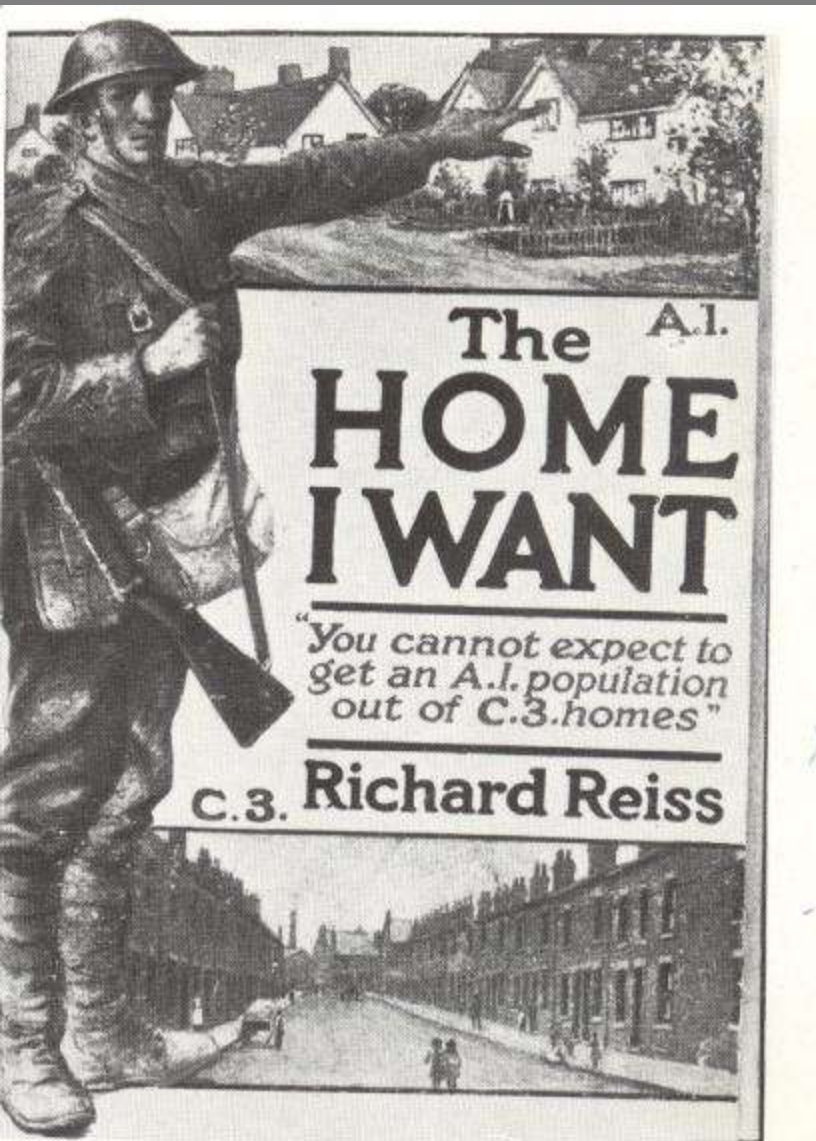
Elsie
1 bedroom home
Call our sales team
01633 233 876

**Karl Marxhof Vienna
1927-30
City workers housing
A counter to the
'cottage'**

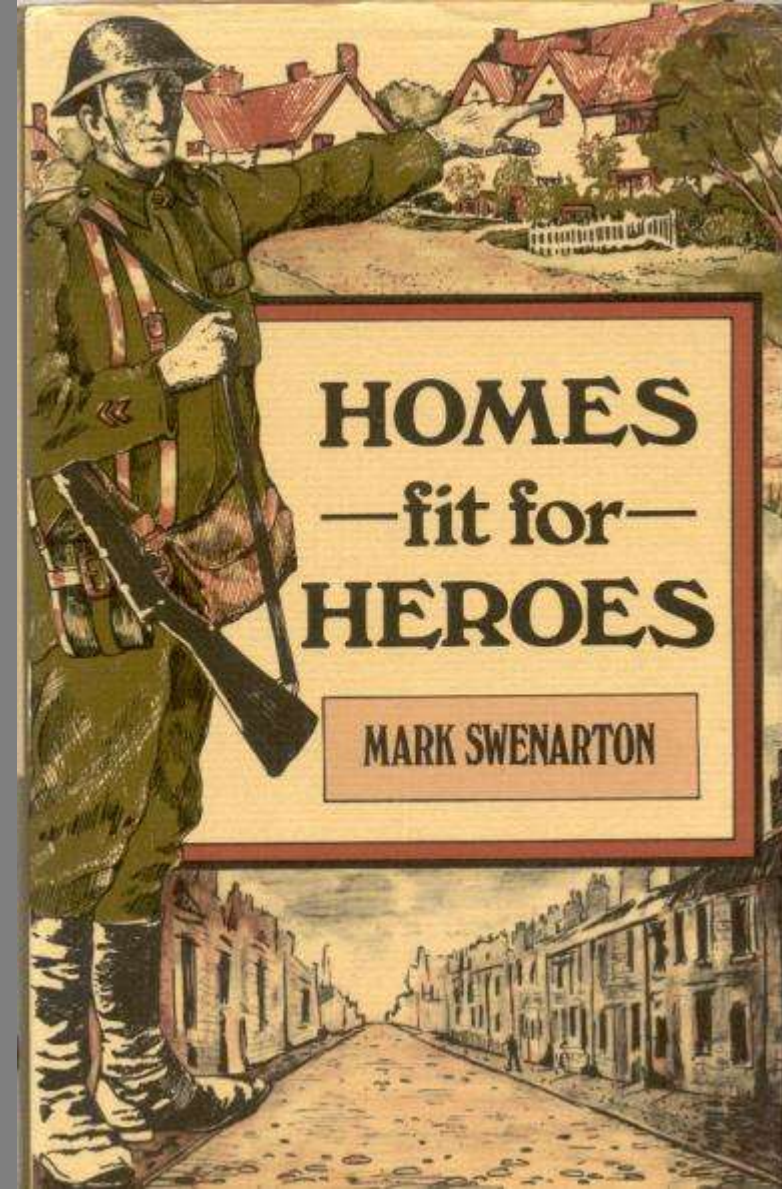


Avoiding the Revolution; again.

Cottages for returning WW1 soldiers 1919-25



Containing a
potential
revolution



Not worth
fighting for a
city?.....



The constant dialectic mid 1930's

ARCHITECTURAL REVIEW

A Magazine of Architecture & Decoration



Incorporating
THE
DECORATION
SUPPLEMENT

Two Shillings and Sixpence Net.

9 Queen Anne's Gate, Westminster, S.W.1.

Vol. LXXX

August 1936

No. 477

lxviii

THE ARCHITECTURAL REVIEW, August



DESIGNS FOR
REINFORCED CONCRETE



The Reinforced Concrete Association
which registered its proceedings in the
Patent Office under the name of the
Concrete Association

THE BRITISH REINFORCED CONCRETE
ENGINEERING COMPANY LTD. STAFFORD

Branch Offices: LONDON: KINGS BUILDINGS, SMITH SQ., WESTMINSTER, S.W.1
BRISTOL, LEEDS, LIVERPOOL, MANCHESTER, NEWCASTLE, GLASGOW, DUBLIN, BELFAST

1930's life before Planning: PLOTLANDERS



Best author on Plotlanders, Colin Ward: Good documentary by Jonathan Meades

Break-time

The big shift

1939-1945

THE SECOND WORLD WAR

Global conflict brings mass death and destruction

55 million die on battlefields, in death camps, in their homes.

Millions more become refugees.

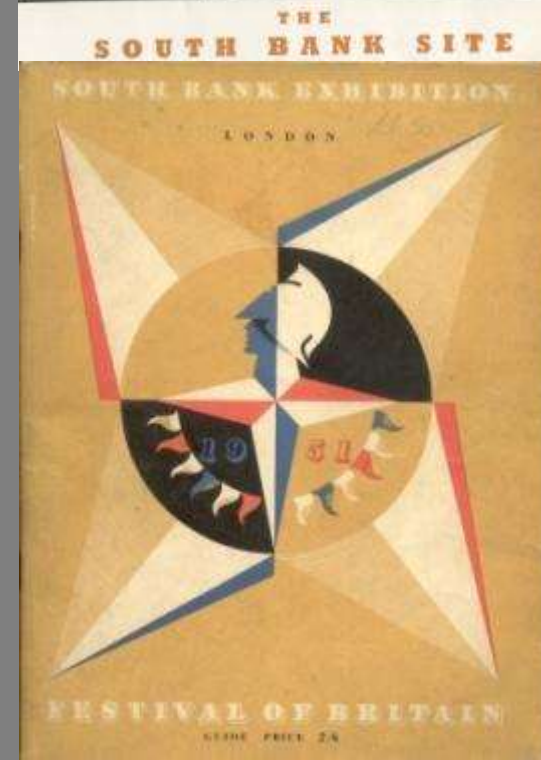
Cities, towns and countryside are devastated.

Societies are shattered and nations smashed.

The impact of this war is total.

Plus add in the 1930's great depression:.....Never again

Post-War: Rebuild the City: 1951 Opportunity for radical social spatial shift



TOWN & COUNTRY PLANNING

the prelude to post-
war reconstruction

by Gilbert
and Elizabeth Glen
McALLISTER

First Town and Country
Planning Act 1947

Is this title unhelpful;
an un-useful dialectic

Top-down: a military operation in peace time

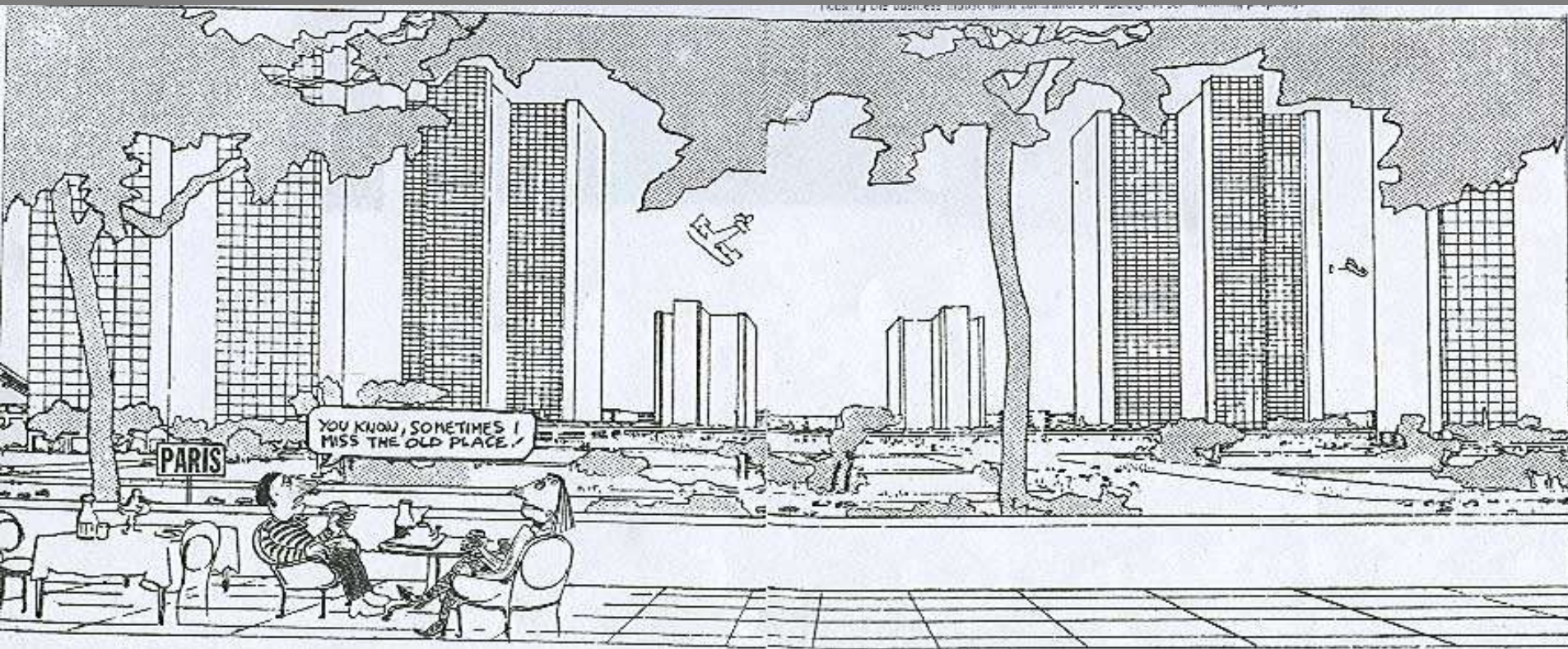


Hertfordshire Schools Architects Office: Planning the progressive future



Plotting the future in the bar of the Architect's Journal

Sweep away the old

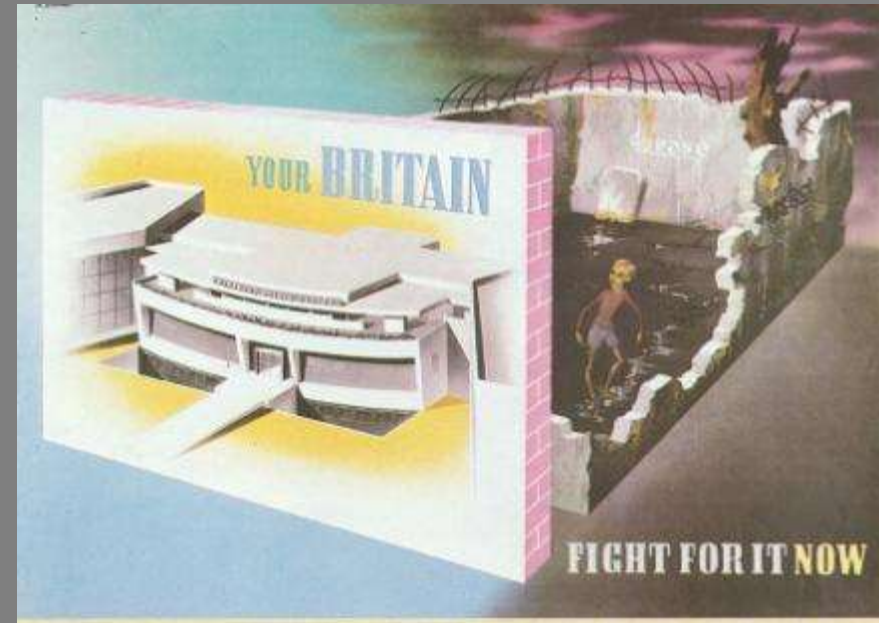


Cartoon by Louis Hellman

Post -WW2: Brave New City



(Left) Alton Estate
Roehampton:
London
1958-60



WW2 War poster
with Lubetkin's
Finsbury Health
centre



(Left)
Peter Jones
Store 1932-36
Sloane Square
London

Kensal House
1933- 36
Maxwell fry





Carving the new out of the old city 1968-82:
Byker Wall Housing Scheme Newcastle:



Process of getting there in the existing city is the challenge; it was rarely a *tabula rasa*.....

A reappraisal of Byker Part 1: Magic, myth and the architect

For a generation of architects disillusioned with the environmental rampages of the '60s, Byker and Ralph Erskine have become symbols of a radical change of heart. The retention and participation of the community have priority now. However, a future generation will look back with equal disillusionment unless the

legend is amended by an analysis of the facts. In the first of two articles on Byker, Peter Malpass describes the limitations of what has been achieved and the serious problems which still face all those architects who genuinely wish to see people having more effective power to decide the fate of their own homes.

The New Town Initiative

STEVENAGE

1946-1986



Images of The First New Town



RESISTANCE

May 6, 1946, Stevenage Town Hall. The hall was packed for the public meeting at which the Minister of Town and Country Planning, Lewis Silkin, explained why Stevenage was chosen as a site for a New Town. The speech was relayed by loudspeakers to the crowd outside but constant heckling made it difficult to hear everything clearly.



Gripping his lapels, Lewis Silkin faced the wrath of Old Stevenage at the Town Hall on May 6, 1946. He could scarcely make himself heard. The hall was packed and hundreds more stood outside. It was the largest and most important meeting Old Stevenage had known. Afterwards, it was reported, someone had deflated the tyres of the Minister's car.



NEW TOWNS FOR OLD

Public debate on the New Town's plans inspired this cartoon in *Punch* on May 22, 1946.

Milton Keynes: a melange of the car dominated world of Las Vegas and Ebenezer Howard's *Garden City*

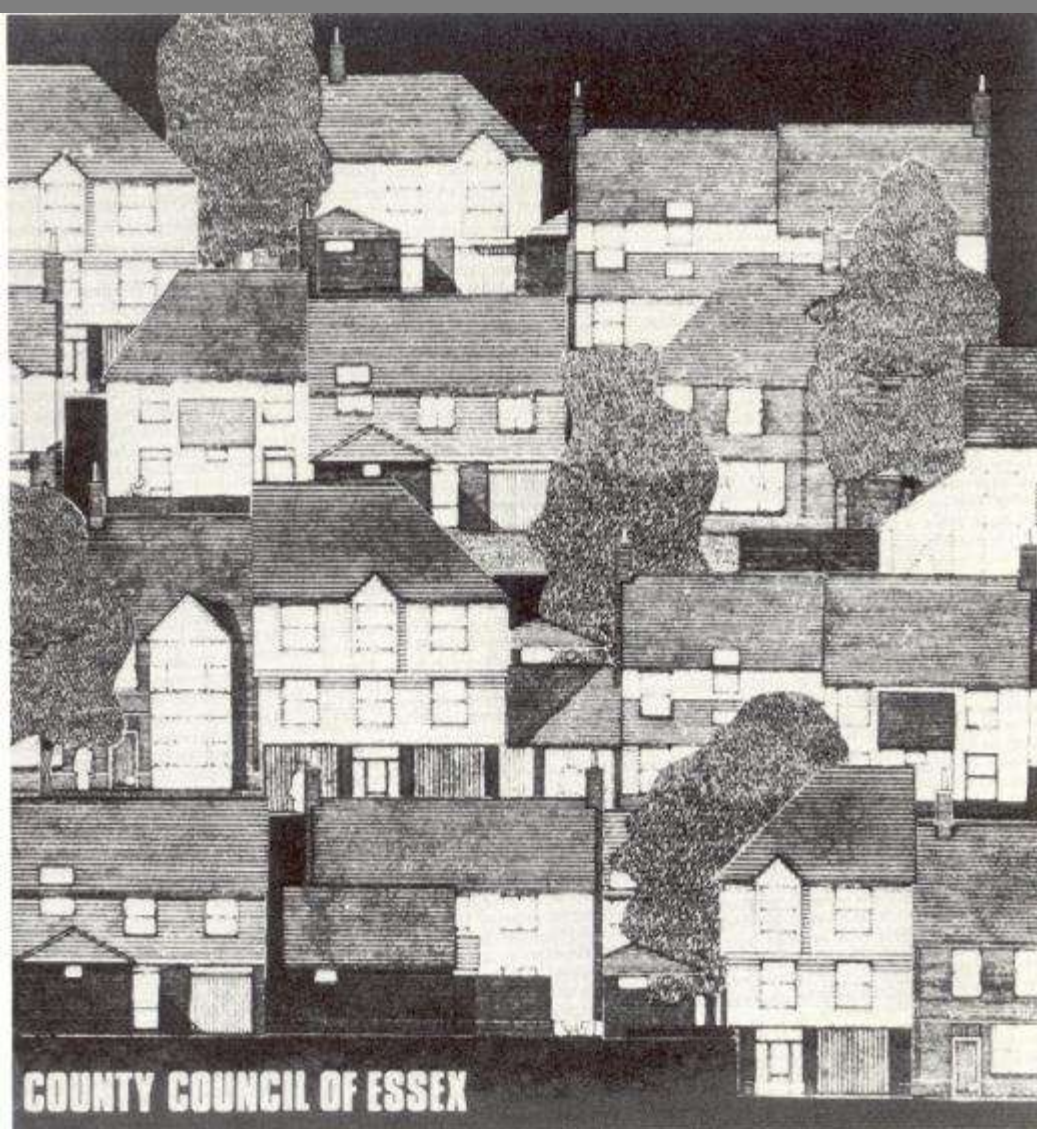


Milton Keynes New Town

Los Angeles in the countryside?

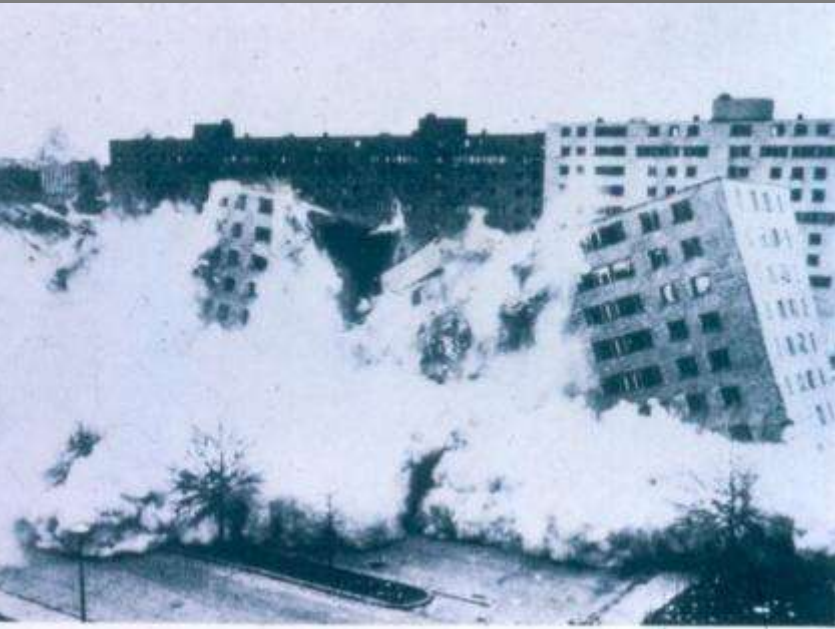


Lost our way to design the rural vernacular: so bring in Design Guides 1973



City Design guides come
much later

Mid 1970's Sweep away the 'sweep-away-the-old'



(left)
Infamous
Pruitt Igoe
Chicago
demolition
1975



(Left)
Birkenhead,
nr Liverpool
built 1958
demolished
1979



Ronan Point collapse 1968. Tide Turns

The questioning of comprehensive urban redevelopment

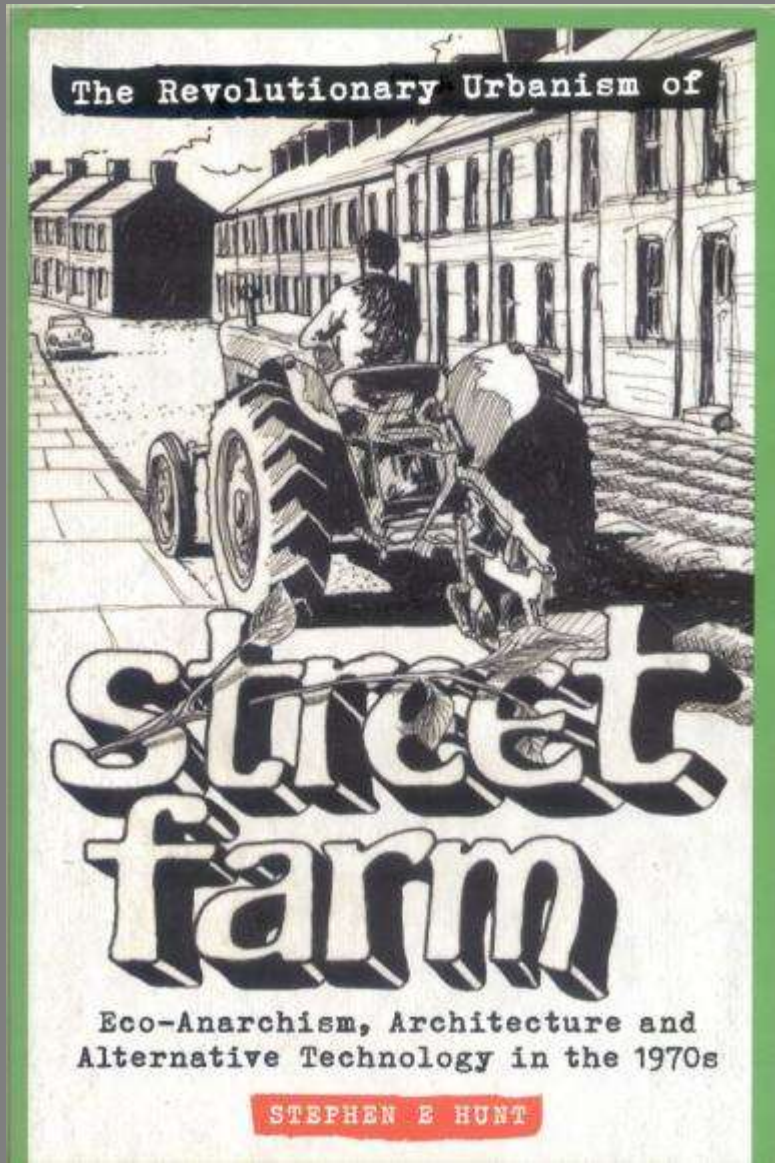
The row-back on re-building the city starts 1961

THE DEATH
AND LIFE
OF GREAT
AMERICAN
CITIES

JANE JACOBS



Mid 70's tenants takeover: radical community planning



(Above) Kentish Town London City Farm, part of Cedric Price's Interaction centre.

(Right) Bristol's St Werburghs city farm next to Ashley Vale



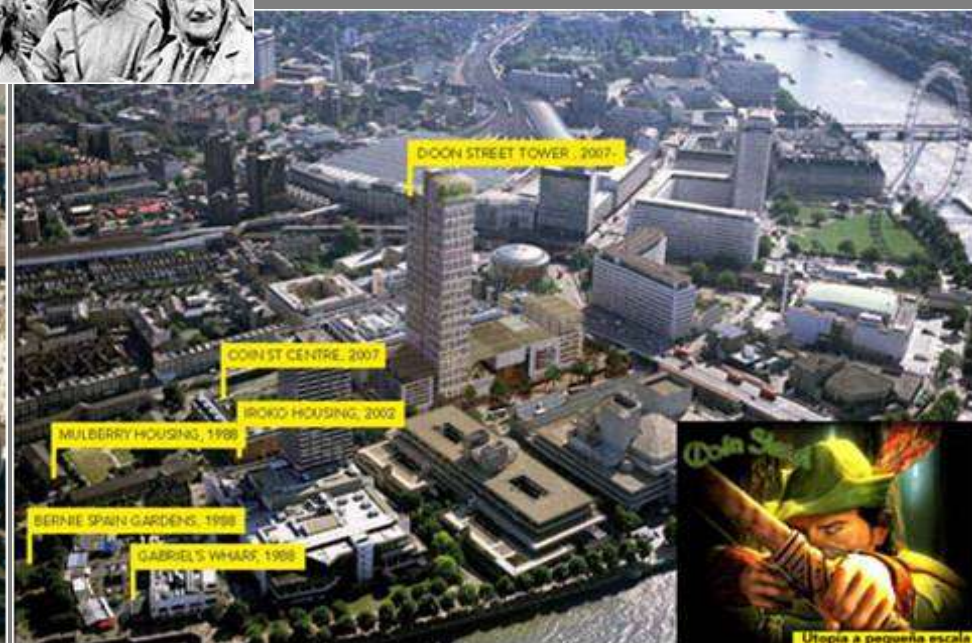
The 'Alternative' City?



Ashley Vale in Bristol



Radical alternative: Coin Street Coop, 1984 London



Spatial values of the city overturned: site bought for £1.00 sold to them by GLC just before Thatcher abolished the GLC

1979.....1997 Trust the market

- Neo liberalism project begins
- The great row back / forward
- 'Right to Buy'
- Beginning of the great sell-off of public land
- Privatised public land
- Private sector takes lead
- Planning: developer-led or planner-led?
- Developer must justify need
- Planner must prove not needed

The LDP process: “Candidate sites”



CANDIDATE SITE B

Llanfoist:

Access off road past Persimmon housing or off slip road to Waste Transfer Station.

Site wraps around existing SSI.

Ownership: MCC

Potential Use:

‘One Planet’ dwelling community of serviced plots for timber self-build low cost affordable homes through a community land trust with growing spaces, shared electric car use powered by solar PV and small wind turbines on brow and ridge of site hill top.

As part of scheme install cycle access (green dotted line) beneath A465 to link to Mountain View housing estate and then new cycle/pedestrian bridge over Usk plus also cycle /pedestrian access to Llanfoist school.

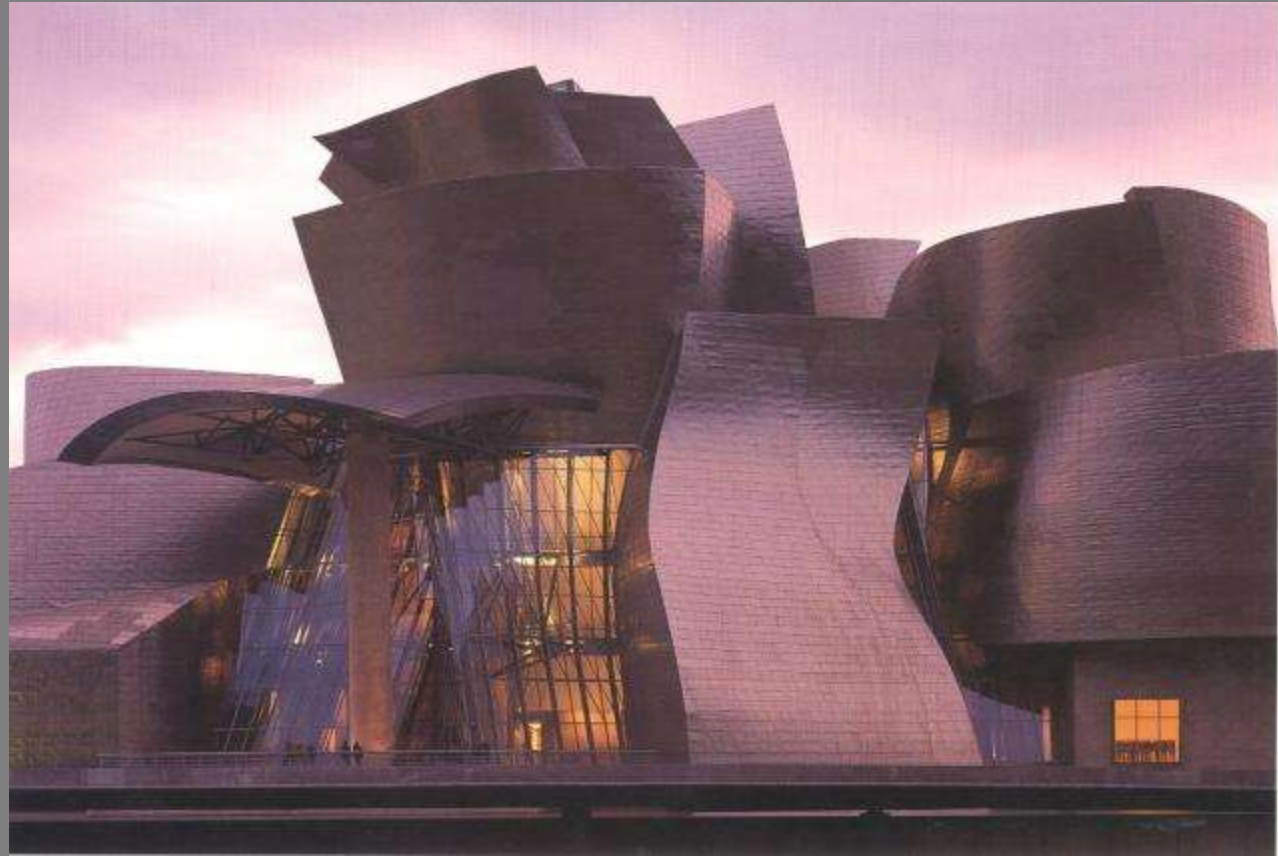
Note existing Public Rights of Way shown in blue dotted line demonstrating good pedestrian access

Shift to love the city

1980's – 90's City “Boosterism”: *Grand Projets* : Cultural regenerators of the city



Parc La Villette: Bernard Tschumi
1984-87



Getty Museum Bilbao: Frank Gehry 1997

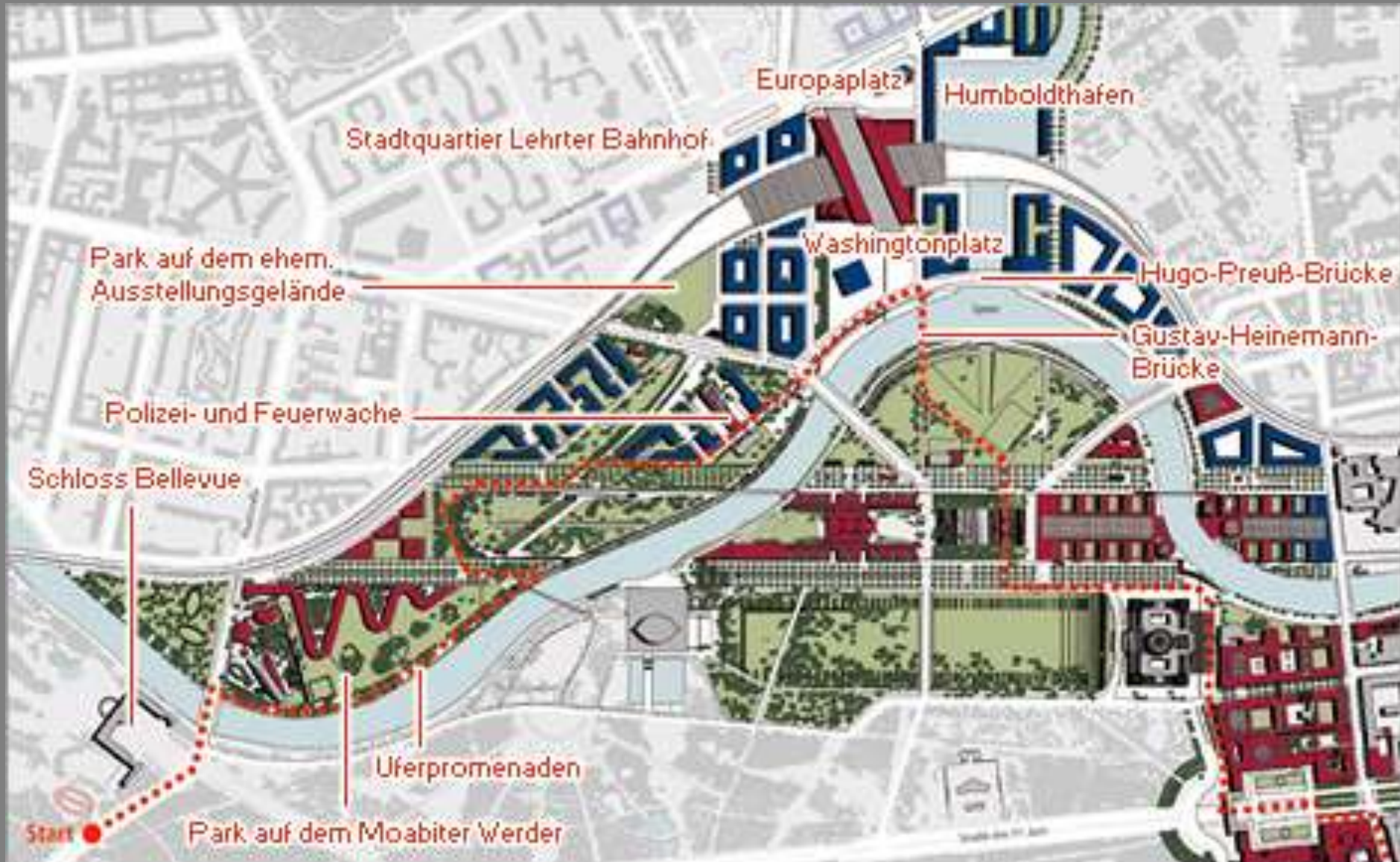
Re-igniting the love affair with the urban.....
The rural the suburban the village the market town...ignored

Cardiff's cultural 'boosterism'



Berlin 1979 - 1987: 'Neu Bau' and 'Alt Bau'

A remarkable test bed



UK: When the money came to the capital and City became 'cool' again

Architects Journal 27th October 1986

Big Bang Broadgate



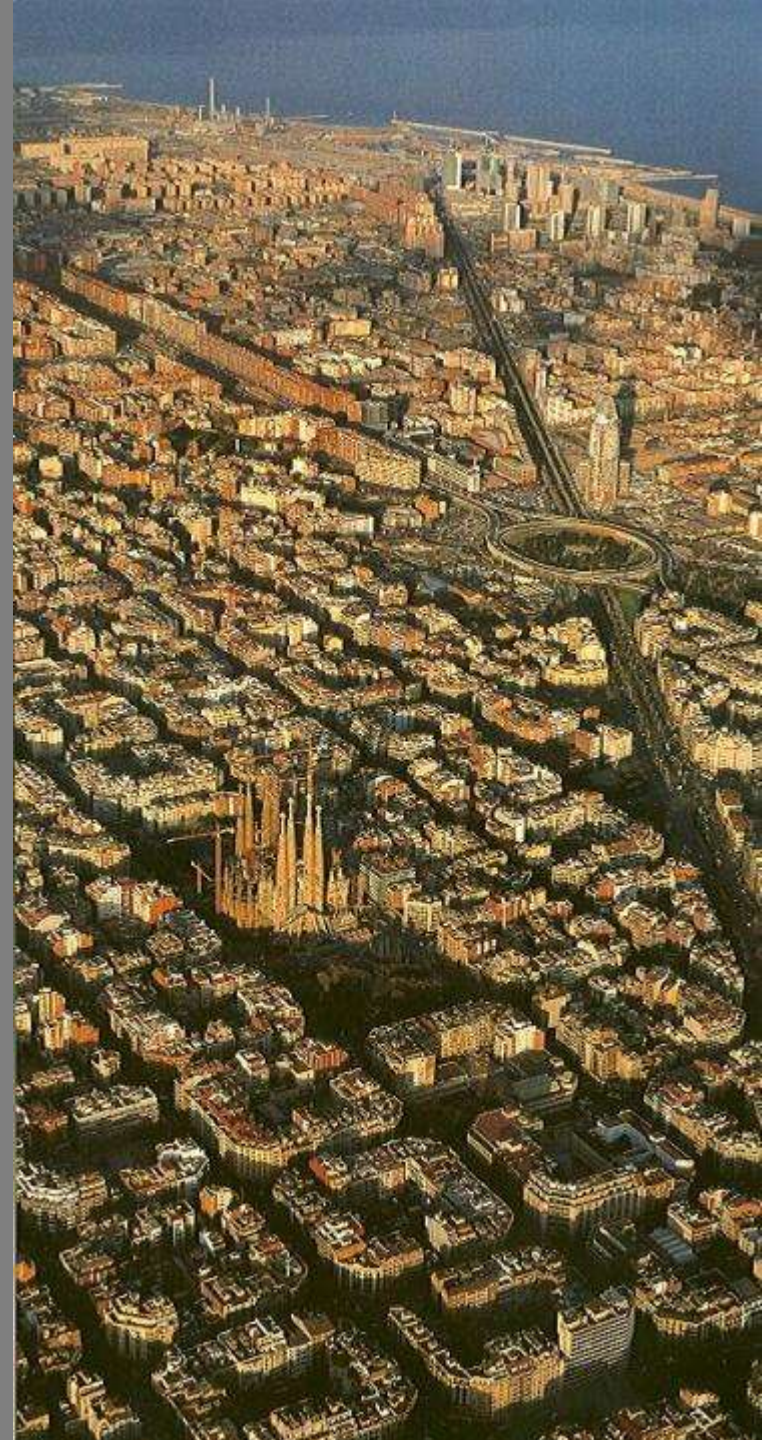
The millennial shift: pro-city regeneration more city cool



Tony Blair wins 1997:
The City becomes even cooler.
Cities start to get Mayors



- **Re-Loving the City**
- Barcelona is awarded RIBA Gold Medal 1999
- (above) David Mackay MBM Architects
- Lobbying from Lord Rogers and others
- First time a city awarded Gold Medal



Millennial shift for loving the City: The Players



Ricky Burdett of the LSE



Tate Modern: Hertzog + de Meuron:
Burdett hugely influential in selection



Lord Rogers, Mayor Ken Livingstone

Rethinking the movement infrastructure: pedestrian / cyclists first

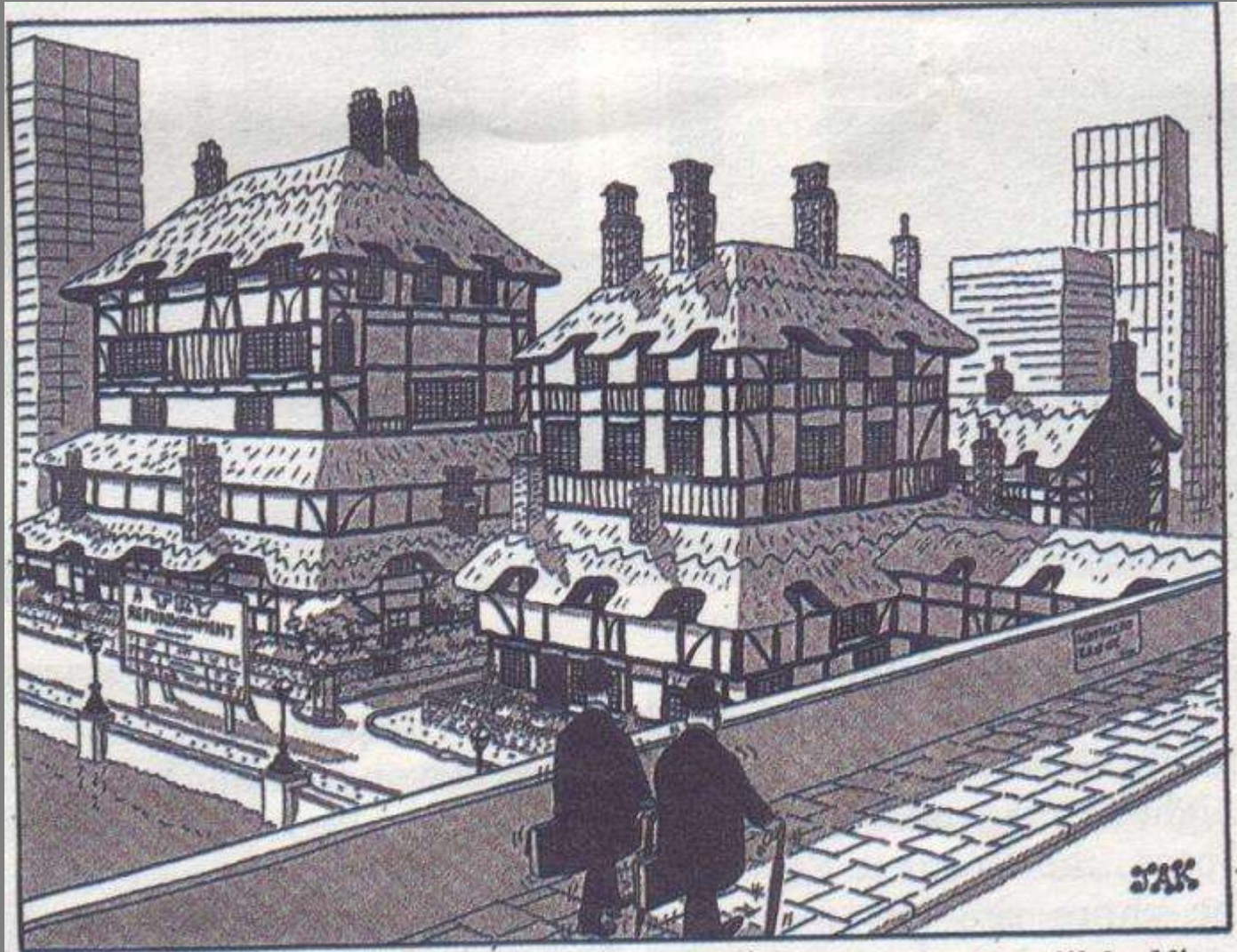


Since 1984:
another resistance



: Alton Estate East (completed 1957), part of the Rochampton Estate designed by the London County Council Architect's Department. This is one of the biggest planned housing estates in Europe, and certainly one of the most successful. Built on property formerly occupied by large Victorian and Edwardian houses, great care was taken to make use of the trees in their gardens in the new layout. The informality of the varied development (which includes flats, maisonettes, cottage terrace housing and old people's bungalows) is in the direct descent of the English landscape tradition.

City made country !



"Actually, I quite liked the National Theatre before Prince Charles criticised it

mon
ened

Royalty meets Urban master and Community participator....a convenient distraction?



Prince of Wales meets
Leon Krier and Roger
Thompson of Hunt
Thompson 1989 Dorset

The 'Urban Village' Prince at Poundbury



Past meets the present: Poundbury Urban Village



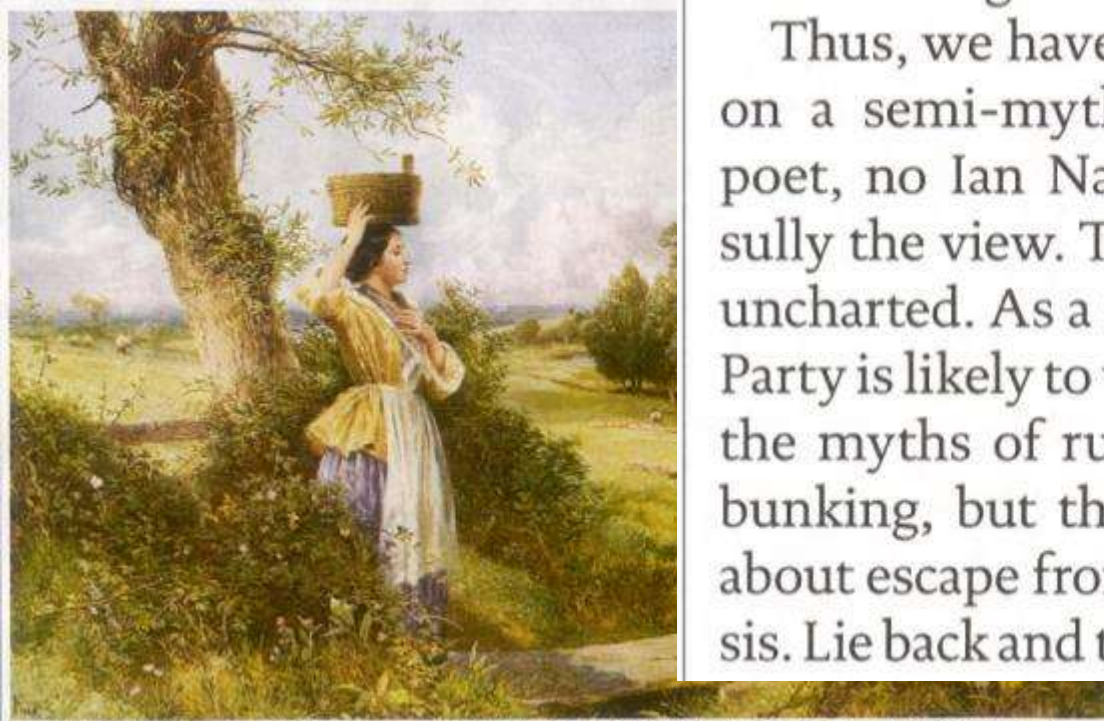
Urban Village ? Country House....Poundbury latest



We're still at it...the nostalgia thing (2014)

Penguin's new series of travelogues is rooted in a semi-mythical vision of rural Britain, and overlooks the cities and suburbs where most of us actually live. By *Owen Hatherley*

England's dreaming



Thus, we have a series of “journeys”, focused on a semi-mythical England, with no Pylon poet, no Ian Nairn or Iain Sinclair allowed to sully the view. The England we live in is largely uncharted. As a now mainly rural Conservative Party is likely to win the next election by default, the myths of rural England urgently need debunking, but these English journeys are more about escape from an urban country in deep crisis. Lie back and think of England. ●

Rural rides: the England of motorways, distribution centres and out-of-town shopping malls is wholly absent from Penguin's semi-mythical vision of the country

The Princely way in Wales

dividing lines

Age, intellect, space against the horizon, the static against the dynamic, the anthropomorphic versus the organic, the male in the face of the hermaphrodite, the classical disrupted by the neo-classical, the static, contested by the progressive, stability, disturbed by uncertainty, the predictable toppled by the unexpected, the solid in the face of the ethereal, the freedom interrupted by the free specific, the static countered by intense agitation, all contained, subverted by the unexpected, the contained upset by indeterminacy – was beyond the influence of ending with Duchamp, this swirling, rising, right is oblique by Corni Wyn Evans, commissioned by Tate Britain, speaks powerfully to this moment, it also we feel speaks to the future in this Touchstone.

As art critic Mark Hudson so aptly remarked, 'His looking should be less like... the best of visual three-dimensional work, it cannot be captured through the static lens of the camera. It's a kind of bare forked stick and a spine for every one of the satisfaction of energy. We hope finding time to read Touchstone may also generate a little of that quality, resulting in some of the horizons set out above.'

Born in 1958, the London based Corni Wyn Evans grew up in Gwent, Carmarthenshire with Welsh as his first language. Coming to study at Chelsea Saint Martin's college in London's Charing Cross Road he landed as the punk movement exploded about five. His contribution to the 2005 Venice Biennale projected an eighteenth century head in the belt over the city in a scene of the long breath of light in Harlequinade.

The joined bone swirling *Forces in Space*, by Ogden (in Tate) and Peter Atkins, London from 28 March to 20 August. Free entry.

See philipjohnson.org.uk or jpm.org.uk



Brownfield regeneration not green-field



Salford: New BBC regional HQ + Libeskind War Museum



Swansea Bay Campus: Regeneration HRH style

BP's Llandarcy site, South Wales, in the 1960s



Now to be a Prince of Wales Foundation for the Built Environment 'Urban Village'

Prince's regeneration footprint: S.Wales





Coed Darcy: Prince Of Wales Urban Village, Wales: (BP: St Modwens)



Architecture by Robert Adams



But quickly superseded



Coed Darcy: The reality: Persimmon Style; halted? Section 106 School????







Brownfield University Campus: Swansea PoW Foundation + BP + Porphyrios + Hopkins

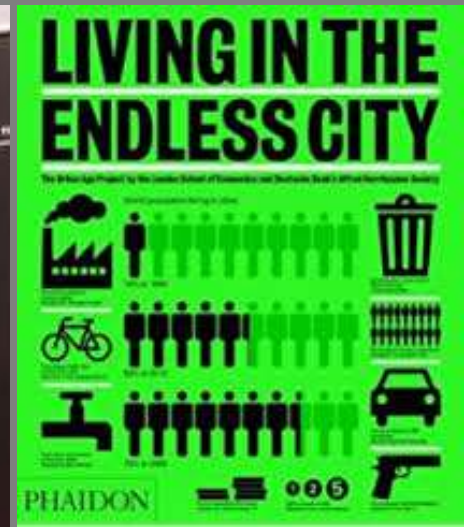


More @ Norton St Philip, Somerset 2014 by Robert Adam



In parallel the next fashion:

The Endless City: The Smart City ?



Ricky Burdett (LSE) at Venice Biennale



Smart Siemens Surveillance

The Crystal, Docklands London by Wilkinson Eyre: "The Sustainable City"

Utopia / Dystopia 21st Century



Film: 1982
Blade Runner
Ridley Scott



Planning assumed as the problem so new
planning means..... de-regulate

Growth plan gets an extension

06.09.12 Guardian:

Cameron unveils planning free-for-all in attempt to kickstart economy

Patrick Wintour
Political editor

David Cameron will today announce an emergency year-long free-for-all in house extensions, allowing homeowners to build up to eight metres into their gardens without council planning permission.

The coalition, currently facing the threat of two years of minimal growth likely to shred its spending and deficit reduction plans, is desperately casting around for shock measures to boost growth, and will today present a raft of proposals relaxing planning laws and the burdens on housebuilders.

Such is the scale of the fiscal pressure

on the Treasury that ministers were suggesting George Osborne might not be able in next year's review of public spending to repeat his pledge to ringfence funds for health and overseas aid.

The latest proposals will double the amount of space homeowners and businesses can build, but restrictions will still apply in conservation areas. The controversial idea to temporarily remove planning permission requirements is also

Inside

TUC chief suggests ministers deliberately want to keep jobless numbers up. Plus Michael White on the return of PMQs **Pages 6-7**



expected to apply to lofts and garages and will be subject to a brief month-long consultation.

In a significant sign of shifting business opinion, the former director general of the CBI Richard Lambert will warn Osborne at a Labour-sponsored conference today that "the need to scale back the pace of fiscal adjustment now planned for next year is becoming increasingly clear".

Yesterday another former CBI chief, Sir Howard Davies, was appointed to chair a commission that will allow the Conservatives to abandon their opposition to a third runway if it rules in favour of expansion at Heathrow.

Cameron and his deputy, Nick Clegg, will complement their plans for a relaxa-

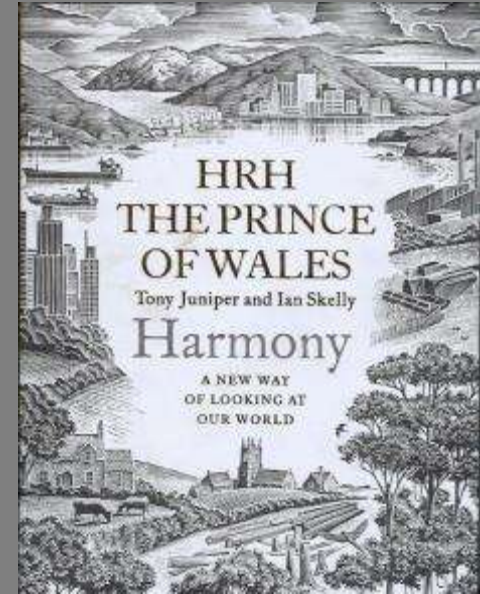
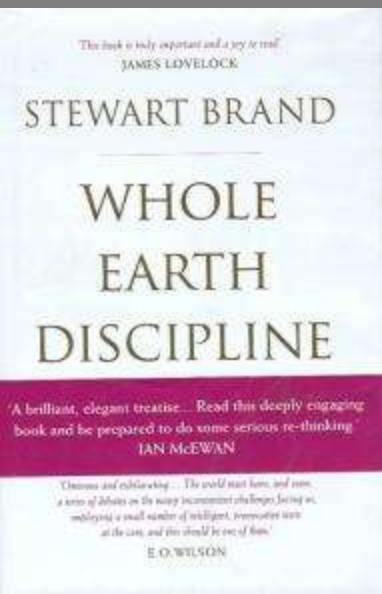
tion of planning laws with a temporary removal on the requirement for developers to include affordable social housing so long as the planned housing is for rent rather than sale.

The ideas follow a report by Sir Adrian Montague, chairman of private equity group 3i, who was commissioned to find ways of encouraging institutional investors to increase their involvement in the private rented sector. The government will announce that it has found up to £500m from underspend in other government departments to build the affordable homes at no cost to developers.

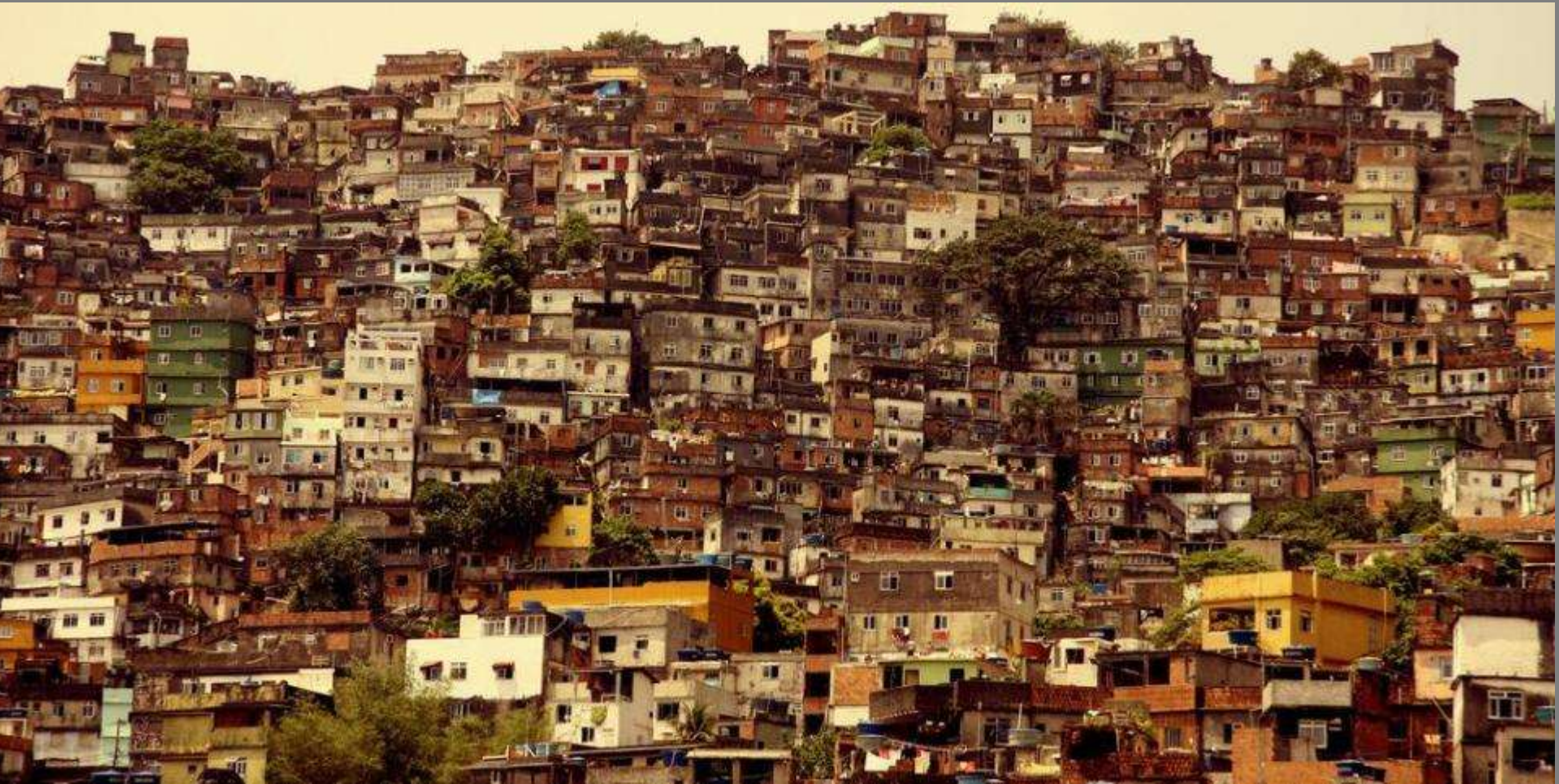
The Treasury will also publish an infra-

Continued on page 2 »

Post 2008 (ironically): Everyone in favour of favellas . Not '*Learning from Las Vegas*' but *Learning from Mumbai*



Lurid fascination with 'Favela' in a political culture erring towards de-regulation



The Gardening City: Havana, Cuba

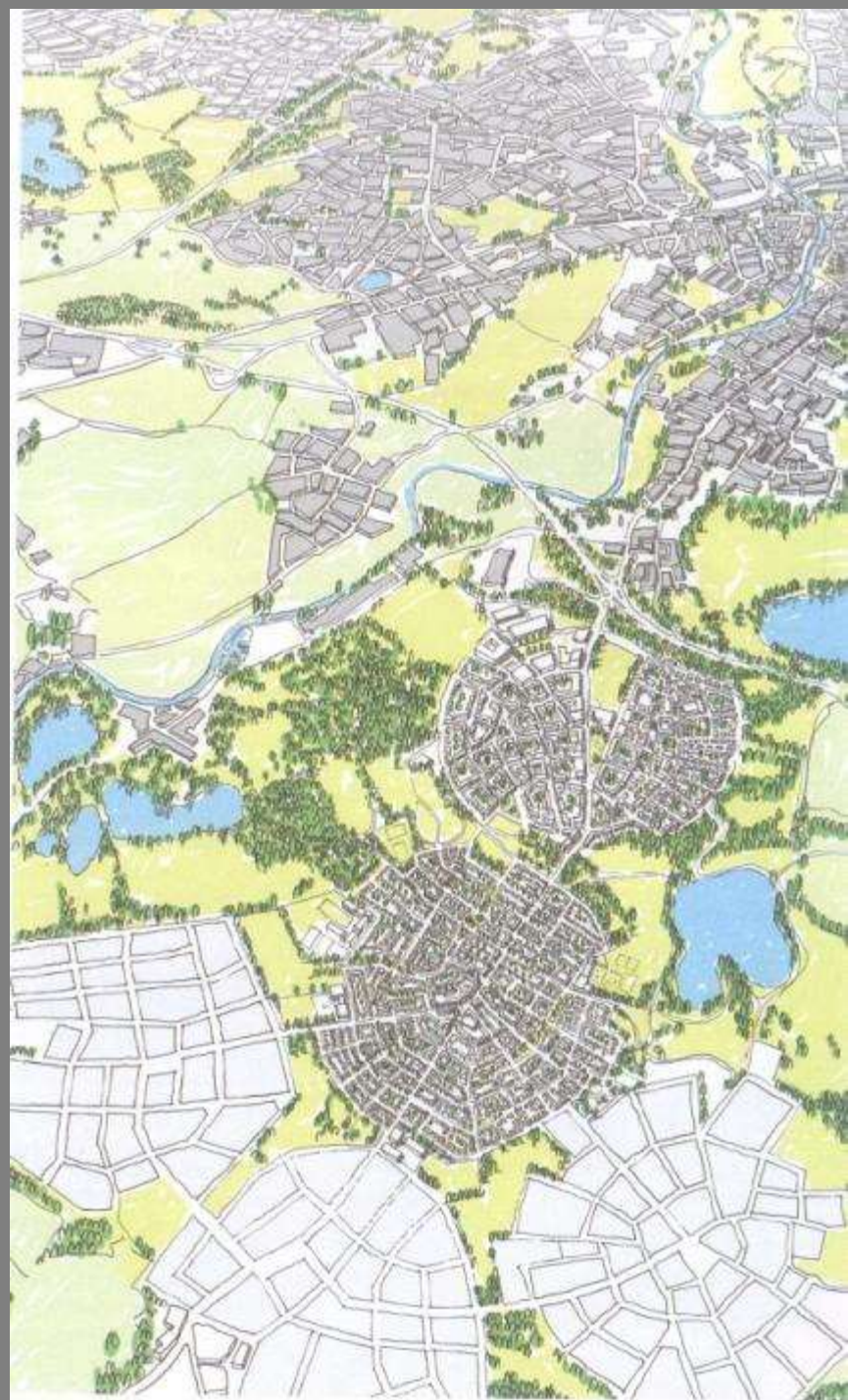


Radical shift out of necessity: an inspiration or a one off?

The 2014 version: are they anymore than housing estates?

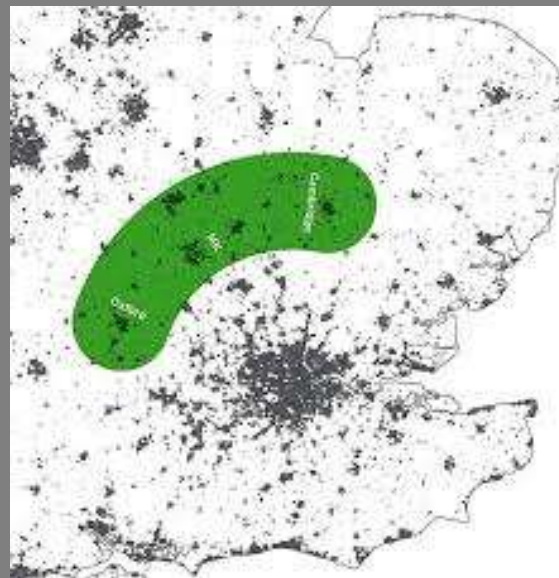
Fourteen garden villages to be built in England totalling 48,000 homes

Sites for new villages include green belt land and spread from Cornwall to Cumbria, but local opposition is strong in some areas



(right) £250,000 Wolfson Prize for Economics (2014) won by David Rudlin and Nicholas Falk of Urbed working with John Rowland of Jon Rowland urban Design and Joe Ravetz co-director of the Centre for urban Resilience Manchester University

Oxford Cambridge corridor



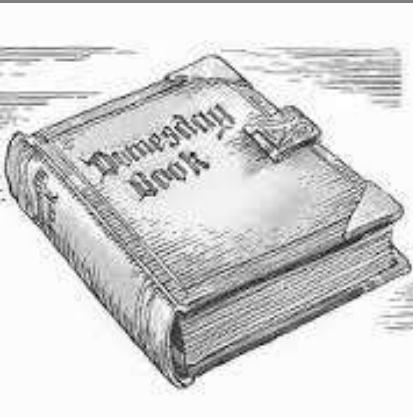
Understand the history of
land ownership

The unwillingness to tackle the land question

- 1920's Land Price 2% in some cases of the cost of the house
- 1950 Land price rises to 20% of the cost of the house
- 2010 Land price in most extreme cases 70% of the cost of the house

Is it surprising we have such mean spirited houses and not enough of them?

1066 and all that.....carving up the territory



in (East) MEON Hundred

16 (East) MEON. Archbishop Stigand held it before 1066 for the use of the monks; later he had it for his life-time. Then there were 72 hides; it paid tax for 35 hides and 1 virgate. Land for 64 ploughs. In lordship 8 ploughs;
70 villagers and 32 smallholders with 56 ploughs.
15 slaves; 6 mills at 40s; meadow, 8 acres; woodland at 200 pigs from pasturage; from grazing 7s 6d.
Value before 1066 £60; later £40; now £60; however, it pays £100 by weight in revenue but it cannot bear it.
Bishop Walkelin holds 6 hides and 1 virgate of this manor's land with a church. These hides of the Bishop paid tax; now [for] 3 hides and 1 virgate; the others did not pay tax.



Redistributing the churches wealth and land.....



When it comes to land distribution, Britain is one of the most unequal countries in the world. An aristocratic elite still owns much of our cities and great tracts of the countryside

Divided territory

Research by Duncan Robinson
Graphics by Francesca James

UK'S TEN BIGGEST FAMILY ESTATES



The Duke of Buccleuch at Drumlanrig Castle

Name and title	Acres	Land value (£m)
1. Duke of Buccleuch	277,000	282
2. Duke of Atholl	148,000	430
3. Duke of Cornwall	141,000	1,250
4. Duke of Northumberland	132,200	800
5. Duke of Westminster	129,300	11,500
6. Laird of Invercauld	106,500	28
7. Earl of Seafield	101,000	104
8. Viscount Cowdray	93,600	120
9. Robert Fleming	88,900	40
10. Vestey family	86,300	40

30%

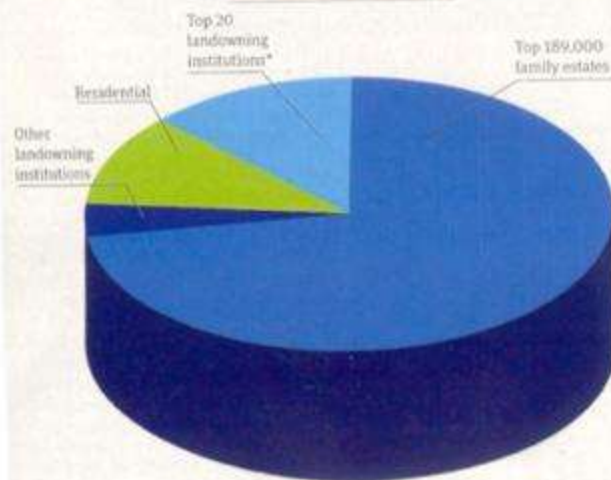
Land in England and Wales that is unregistered

TOP TEN INSTITUTIONS



Organisations	Acres
1. Forestry Commission	2,400,000
2. Ministry of Defence	750,000
3. National Trust (England and Wales)	550,000
4. Pension funds	500,000
5. Utility companies	500,000
6. Crown Estate	384,000
7. County farms	300,000
8. Scottish Dept of Agriculture	281,355
9. RSPB	275,000
10. National Trust (Scotland)	176,000

HOW BRITAIN IS CARVED UP



*Includes Forestry Commission, Ministry of Defence, National Trust, pension funds and utility companies

Land Reform: the long sea-saw saga of repeals

- Failure of the 1929–31 **Labour** Government to reintroduce Lloyd George's land value taxes.
- **Labour's** Town and Country Planning Act 1947: 100% 'betterment' value to be recovered by Development charge: Repealed by Tories 1952.
- Labour Land Commission Act 1967 abolished by **Tories** 1970
- **Labour's** Community Land Act 1975 and Development Land Tax Act 1976: Repealed by **Tories** 1979 with Developers taking the lead
- Now all we have since 1947 Act is Section 106 agreements between LA's and developers. Result Land owners sit on Land....hoping for repeal?

So where next?

Inhabited countryside.....country...wilderness?



**PROTECT
For ever?**

A post Brexit debate: critical

Land use today UK

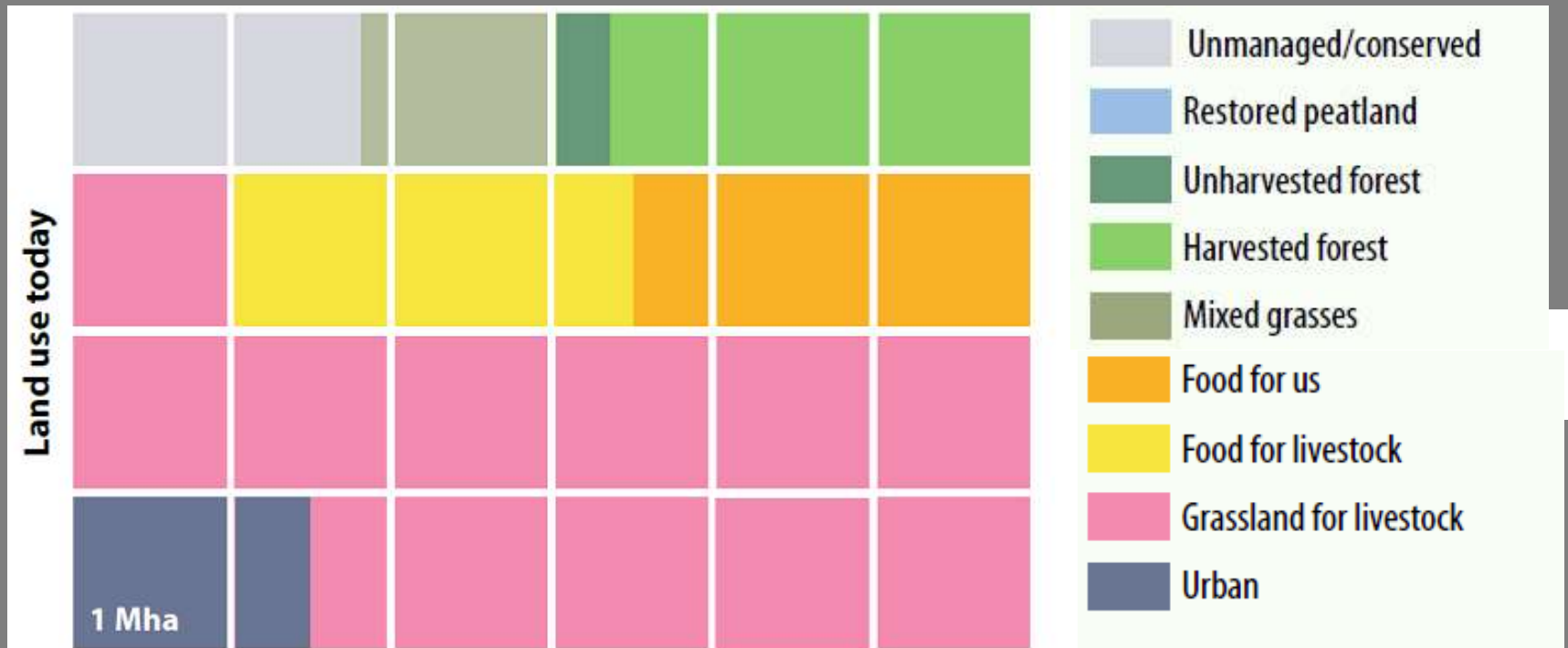


Figure 3.24: Change in land use between today (based on data from Morton et al. (2008), Forestry Commission (2007), DEFRA (2012), NERC (2008), Bain et al. (2011) and Read et al. (2009))

Concreting over the countryside ???

Land use today

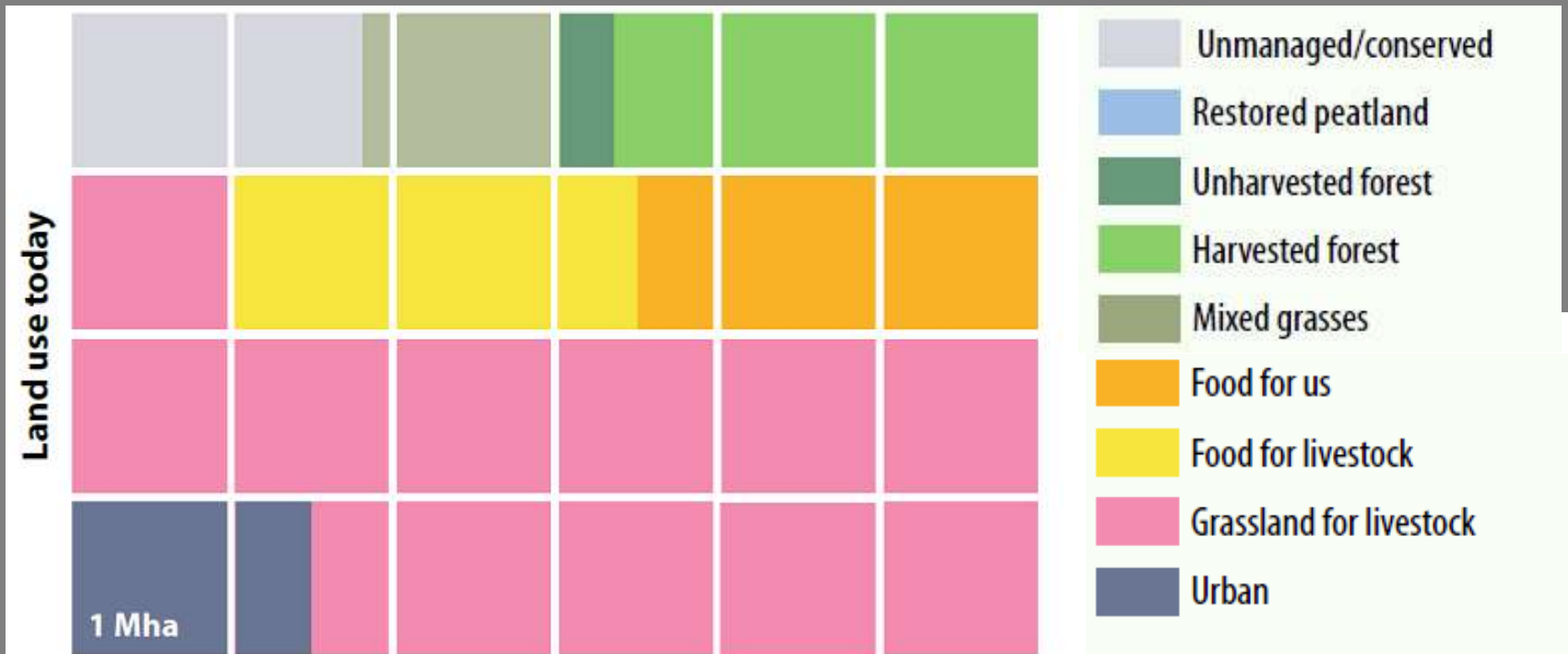


Figure 3.24: Change in land use between today (based on data from Morton et al. (2008), Forestry Commission (2007), DEFRA (2012), NERC (2008), Bain et al. (2011) and Read et al. (2009))

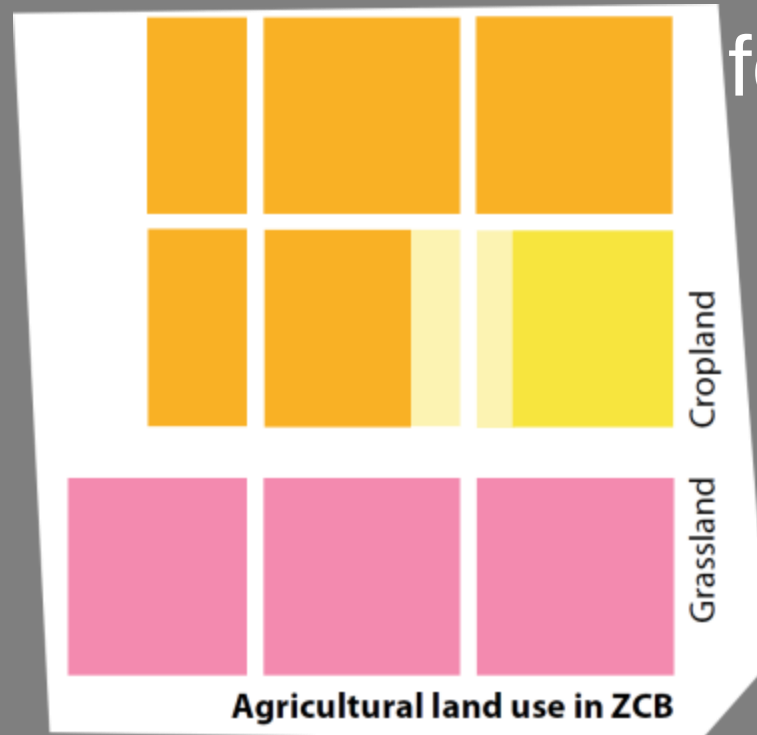
- 65-70% = food production/agriculture
 - Despite 42% imports.
- 85% of agricultural land = livestock.

55%
of our
food



Agricultural land use today

85%
of our
food



Agricultural land use in ZCB



Figure 3.28: The area of cropland and grassland used for agriculture today (DEFRA, 2012) and in our scenario.

Rethink the countryside

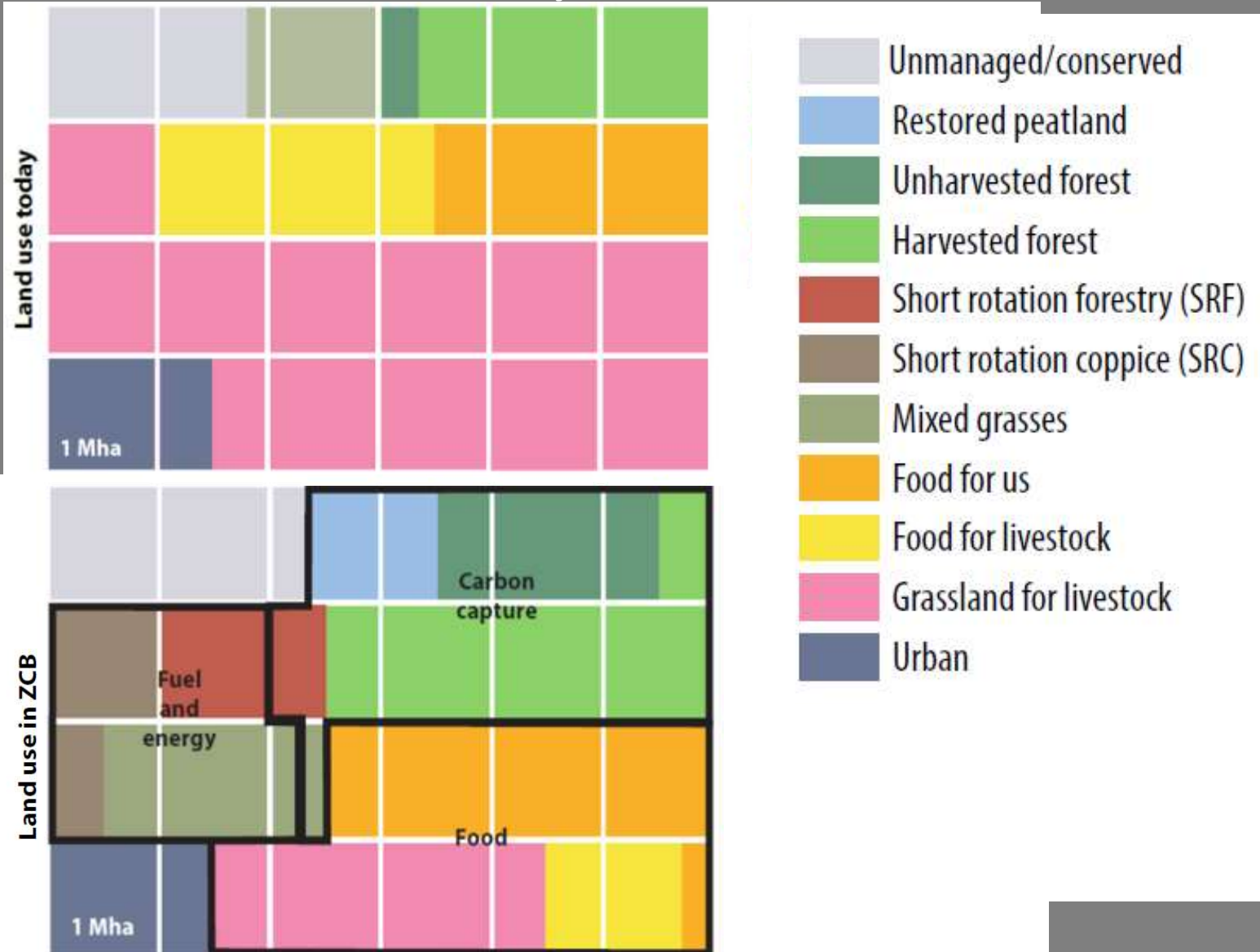


Figure 3.37: Approximate land use in our scenario (not including water courses and coastal areas). 'Mixed grasses' includes hemp, Miscanthus and other energy grass crops.

We have the technology to power the UK
with 100% renewable energy, to feed ourselves
sustainably and to leave a safe and habitable
climate for our children and future generations.

**ZERO
CARBON
BRITAIN**



Centre for Alternative Technology
Canolfan y Dechnoleg Amgen

www.cat.org.uk | [@centre_alt_tech](https://twitter.com/centre_alt_tech)
www.zerocarbonbritain.org | [#ZCB](https://twitter.com/ZCB)

The biggest challenge

Rethinking.....
resettling the
Rural...the mission
for Wales



The new country house owners.....



Average age of Farmers Wales 59

Climate change refugees? Move to Rural Wales?



Wilderness Protected...sacrosanct???



Cadr Idris: North Wales

September 2018
No 208

Food & Brexit

*An OFM report
by Jay Rayner*

◆ Nigel on Nigella
20 years of How to Eat

arts, cheesecake, tiramisu
great pudding taste test

◆ New Italian recipes
By River Cafe's Joe Trivelli

MORE FARMERS - BETTER FOOD



GRTR MANCHESTER 2.55 million: 493 sq m

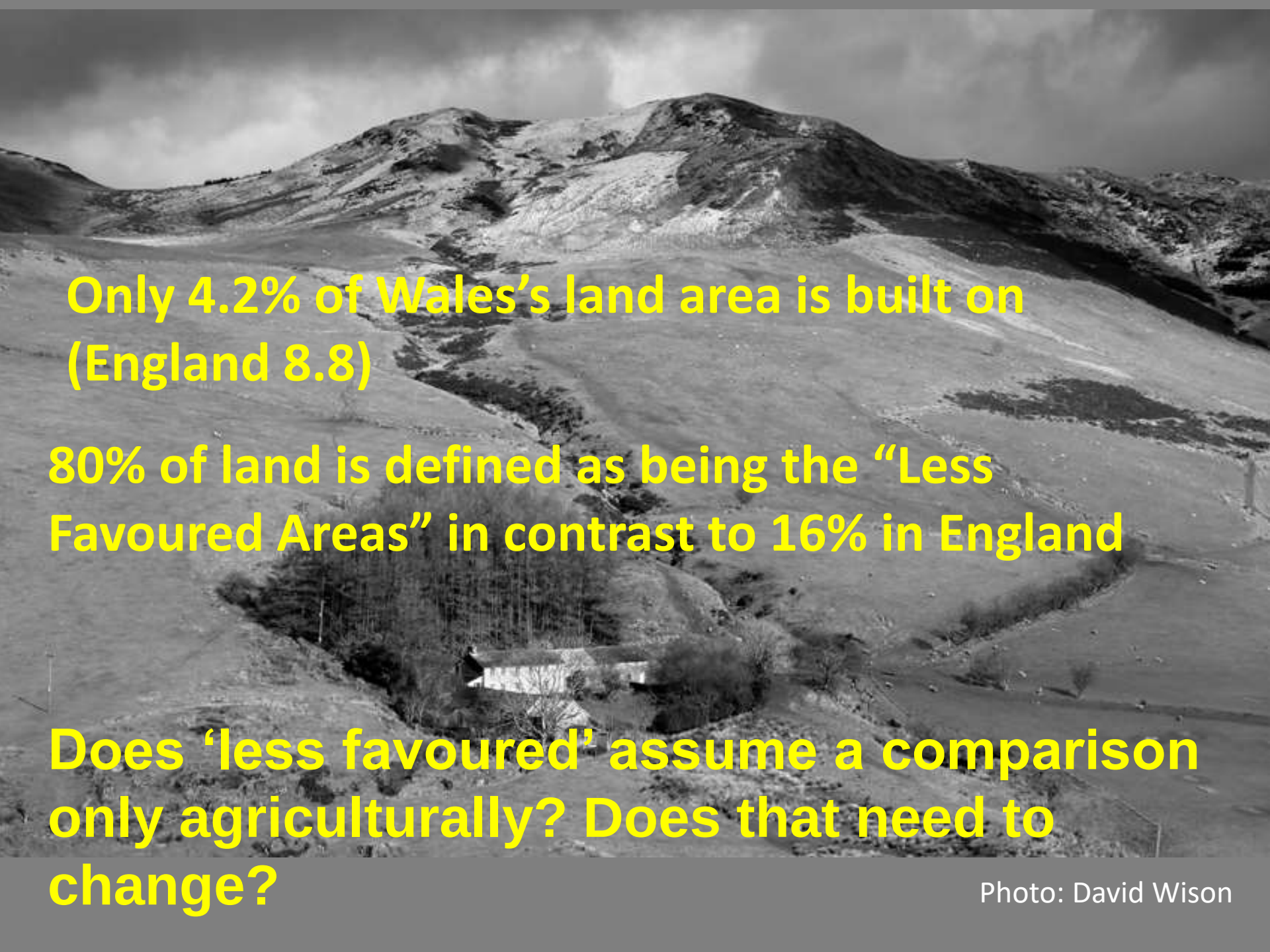
WALES 3.1 million people: 20,779 sq. miles

Of the 3.1 million population of Wales 891,839 live in the coastal cities, 431,355 live in towns, the rest, 1.7 million are scattered across the landscape



What is their future post-Brexit?

Photo: David Wison



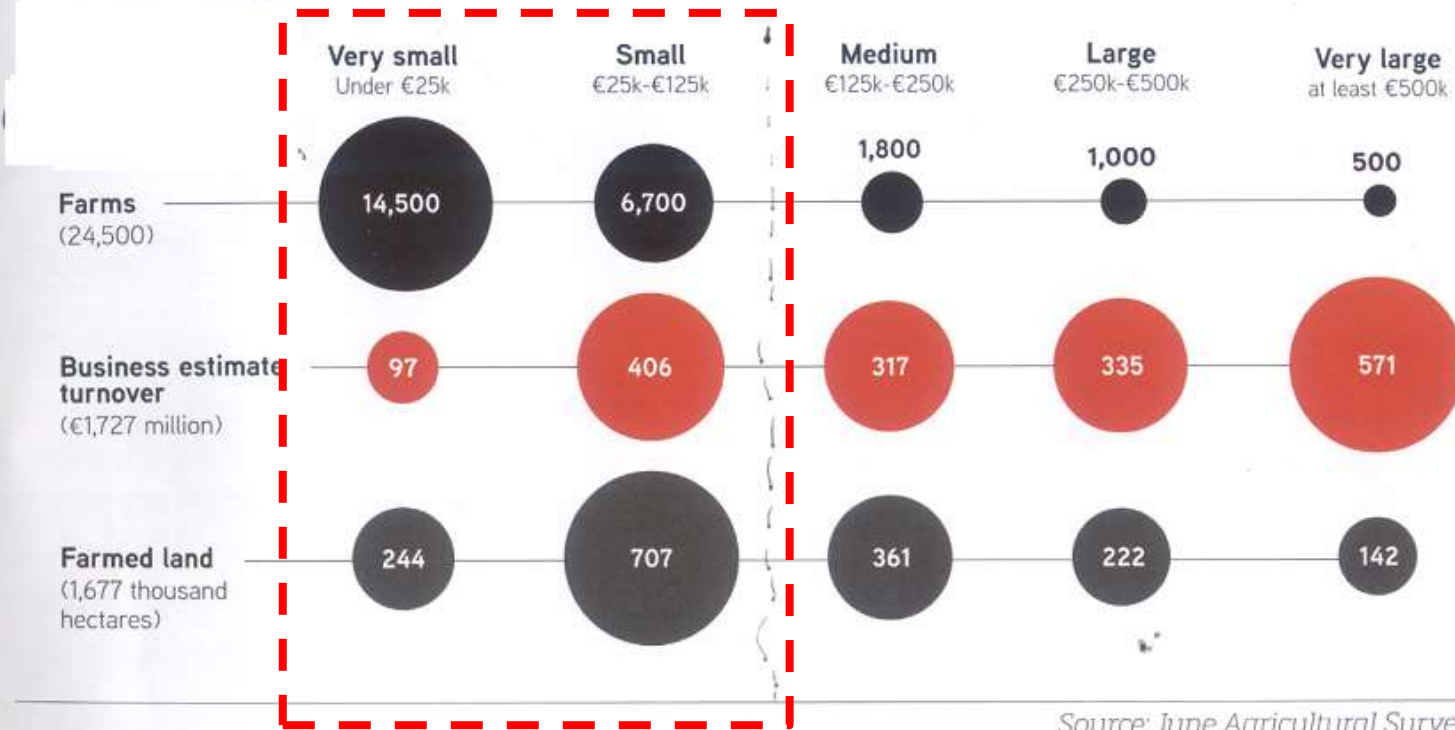
**Only 4.2% of Wales's land area is built on
(England 8.8)**

**80% of land is defined as being the “Less
Favoured Areas” in contrast to 16% in England**

**Does ‘less favoured’ assume a comparison
only agriculturally? Does that need to
change?**

Figure 2: Number of farms, business turnover and farmed land - by economic size of farm, Wales 2016

The size groups used in this chart show farm businesses with an estimated turnover (standard output)



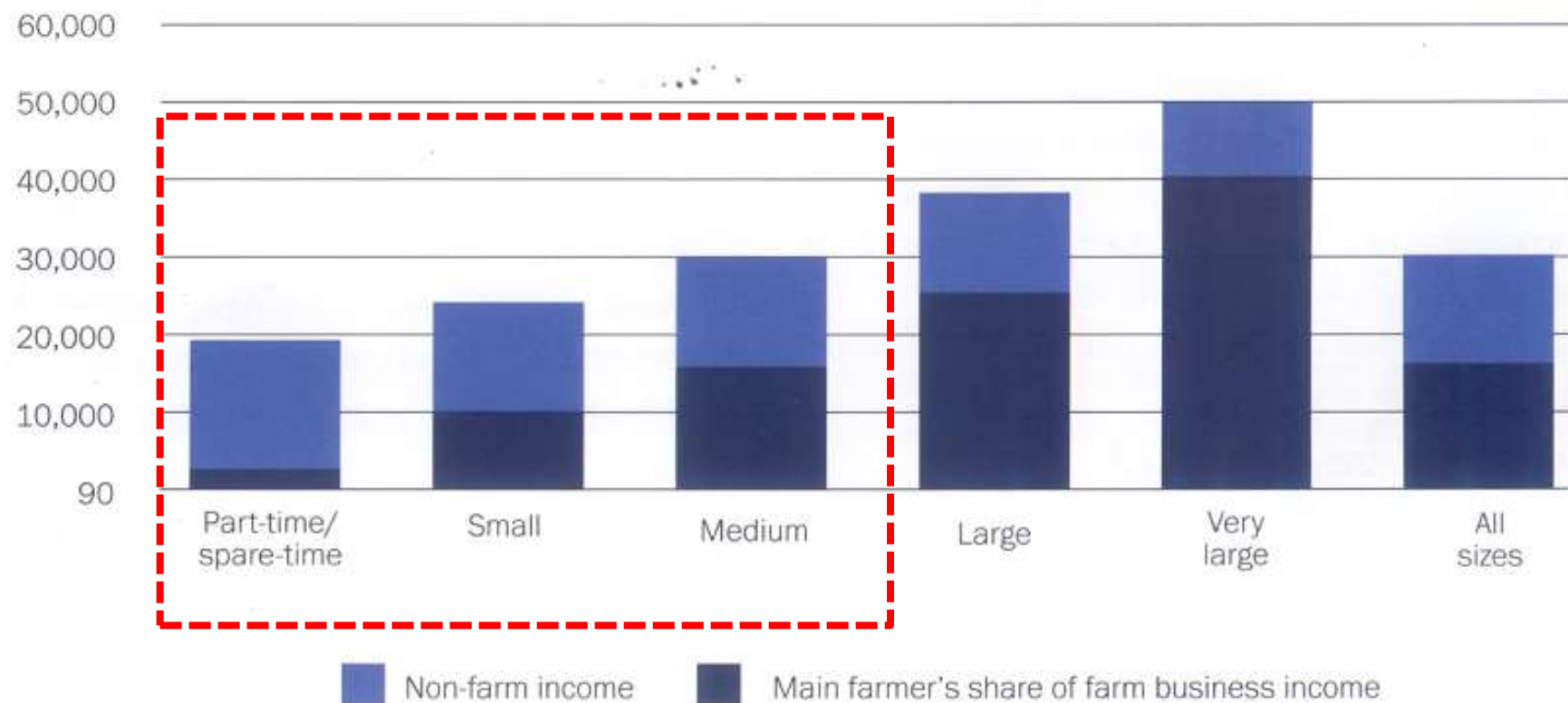
Source: June Agricultural Survey, 2016

Asked on BB4 Radio *World at One*..... as an individual what should be our number one priority in order to meet climate target commitments of keeping within 1.5degree c? Christiana Figueres, UN Climate Change negotiator and key figure in the Paris Climate accord said..... **“Reduce your consumption of meat, or if you have started to do that, eliminate it all together.”**

Another telling graph

Figure 4: Average farm business income as a proportion of household income

Average household
£ / household



Source: Farm Business Survey 2017

Upland futures

In selecting four of photographer David Wilson's upland images, Cyhan Jones speculates on four very different futures for these settled landscapes. The year is 2058.

The field at the forefront of the picture is run with rippling barley. The slope of the hill busy with geometric forms, stacked vertically, and colourful, like children's building blocks.

It's four years since the community relocated, having been forced by the rising sea from the lowlands down. Lack of fuel for shipping, and yards stood below the water line, meant containers were going for the price of removal. The community shifted them by train and from the train to the hill by helicopter. The Lifaboot, offering their Sea King, accepted a suitable donation.

Structures were connected according to the space people needed for their families, neighbours helping one another. The bright work of plasma cutters and welding torches was seen for miles as the work went on. They named the place The Loweych.

Quiet hydrophilic solar cells gather power, collect dew and other water from the atmosphere and deflect the strong late summer wind. The corrugations of the containers themselves channel rainwater to a central tank. The tank belongs to the left of the settlement are family allotments, and the larger crops socked. These they work with horses.

To greet celebration the farmhouse has just opened as a community pub, brewing beer from rainwater and barley.

No sheep. What was pasture is now busy with tall grass. There are breaks of birch and gorse and from and stands of ash and rowan. Slower trees are starting to establish. You can't see them here but myriads of flower species have come back to the meadow. You can just make out the white splashes of cecropia daisy.

Twenty years after being bought by The Trust, forest management has changed the aspect significantly. Concern that a hands-off approach would allow more vigorous species to take over proved justified and moderate management of bracken and brambles was brought in. This was done by volunteers, paying to spend time in the park in return, replanting night haws led to greater diversity but The Trust's interest was in allowing nature to proceed rather than in rushing the clock.

The visitor accommodation, volunteer bar/restaurant, and workers' cottages have remained unchanged since purchase, other than the integration of energy and water solutions. Many have had the benefit of the brief retreat from the hectic everyday the place provides.

However, the project is currently in controversy. Seemingly, the long-term aims of The Trust were more ambitious and commercial than at first suggested. The three-metre-high fence, recently erected around the perimeter of the area, is the first stage of enclosure with a view to creating an exclusive hunting facility. Scrub and young woodland having now established, The Trust intends to introduce larger game animals including boar, wild goat, deer, and capreolus, and offer high-value shooting packages. A petition against is underway.

Abandoned farm, The Preseli Hills, Pembrokeshire.

Cerular Valley, Carmarthen Mountains, Carmarthenshire.

The Global Uplands

The Welsh uplands are deeply embedded in global networks and their future will be shaped by larger trends and profound decisions made elsewhere. Professor Michael Wood sets out two starkly contrasting scenarios on how events might unfold over the next fifty years.

For many people, the Welsh uplands are a refuge from the pressures of modern life. From the slopes of Pumlumon or Pen y Fan or the Rhigos, or a back-to-the-land smallholding nestled in the Preseli range, the busy world of global commerce and politics and consumer culture can seem a million miles away. Instead, the hills exude permanence and continuity and a cultural identity rooted in the distinctive Welsh landscape.

Yet, look more closely and global connections are everywhere. The sheep grazing the moors are raised for meat to be exported to France, Germany, Belgium, Ireland and beyond. The wool on their backs will most likely find its way into carpets woven in China. Under our feet, water that percolates to mountain springs is bottled and sold to grace film sets in Hollywood or restaurant tables in Dubai. Above, wind turbines rotate parts manufactured in Germany and Denmark.

The walkers, mountain bikers and sightseeing tourists that criss-cross the hills have climbed up from the cities, towns and villages of Wales and England but also from across Europe, with the odd American or Australian accent mixed in. They have arrived in German, Japanese and Korean cars and wear raincoat clothing manufactured in China and Myanmar. At the end of the day, some will return to hotels in places like Bournemouth staffed by young Polish migrant workers. They take photographs of the dramatic landscape that they share on Facebook.

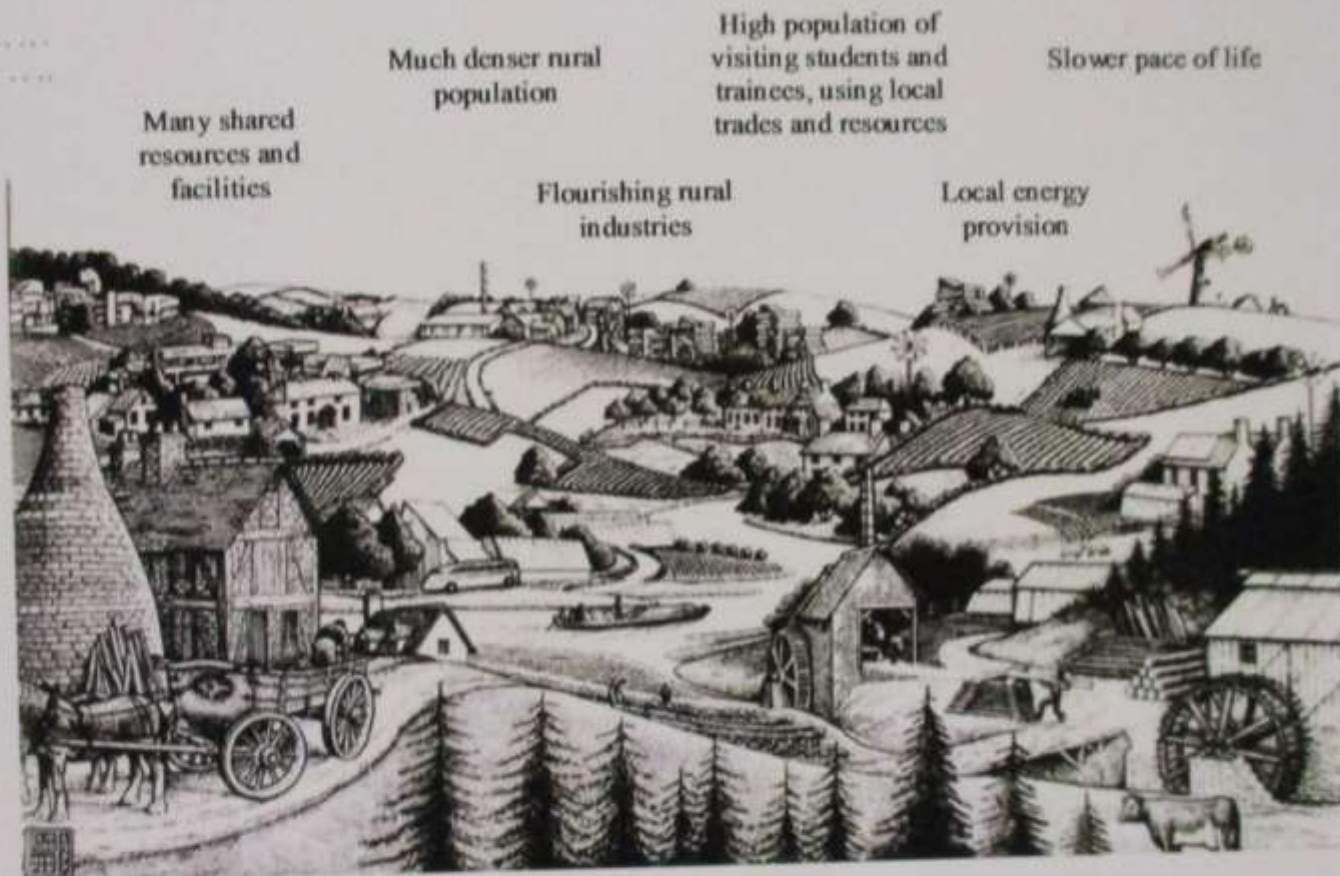
The Welsh uplands are deeply embedded in global networks and their future will be shaped by larger trends and by decisions that will be made well away from the hills and valleys of rural Wales. First, there is, inescapably, Brexit. The outcome of negotiations in Brussels between the UK and the European Union will determine the ability of hill farmers to export lamb

meat to France and Germany. But it will be decisions made by politicians in Westminster and Cardiff that affect the extent, format and conditions attached to any post-Brexit farm subsidies that may be most critical for the upland landscape. With at least one in four hill farms reliant on payments under the Common Agricultural Policy as its main source of income, and a similar proportion of farmers indicating that they could leave farming if payments were removed or substantially cut, any new policy will raise questions about their sustainability.

Second, there is climate change. Climate change will have direct impacts on the Welsh uplands – perhaps more severe winters and drier summers – but also indirect consequences. The march of wind farms has already been justified by the need to combat climate change, creating a dilemma of balancing the interests of local and global nature, but a growing climate

Opening pages from this years issue of Touchstone

A UTOPIAN VISION BY CLIFF HARPER (1977) INSPIRED BY *RADICAL TECHNOLOGY*
With retrospective gloss by Peter Harper, 2016



Modernised rural
crafts and
traditional methods,
with active
community support

Electric and
hydrogen-powered
transport

Good transport
connections with
local cities

Many shared
resources and
facilities

Diets favouring
local produce

Much denser rural
population

Community-
supported farms and
market gardens

Flourishing rural
industries

Forestry and
biomass important
parts of local
economy

High population of
visiting students and
trainees, using local
trades and resources

Local energy
provision

Mixed farming

Slower pace of life

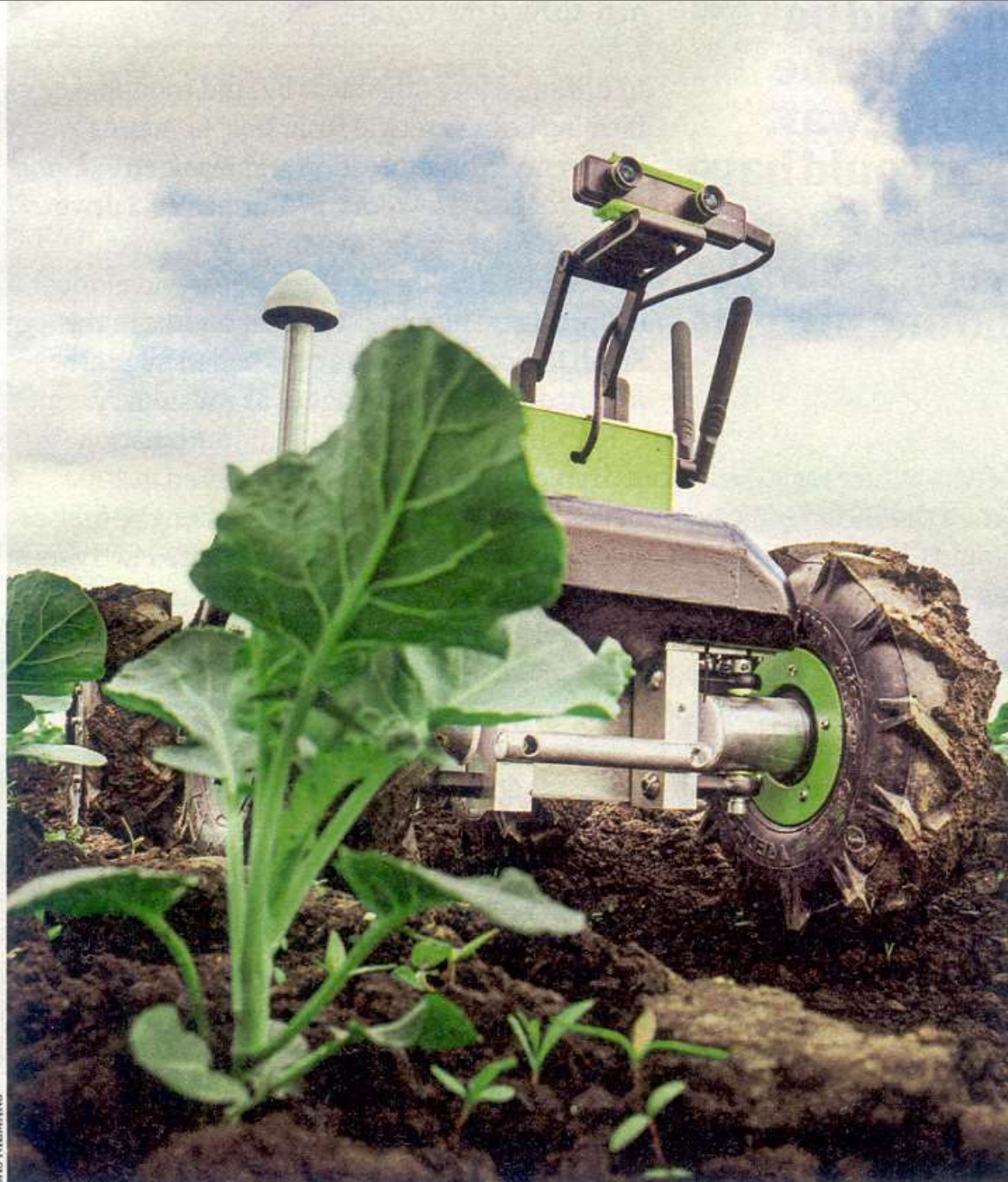
Biodiversity
maximised by land-
use details

Energy: surpluses
exported

Wind and solar
farms important for
jobs and local
economy

Buildings
energy-
optimised

Use of renewable
abundant local
materials

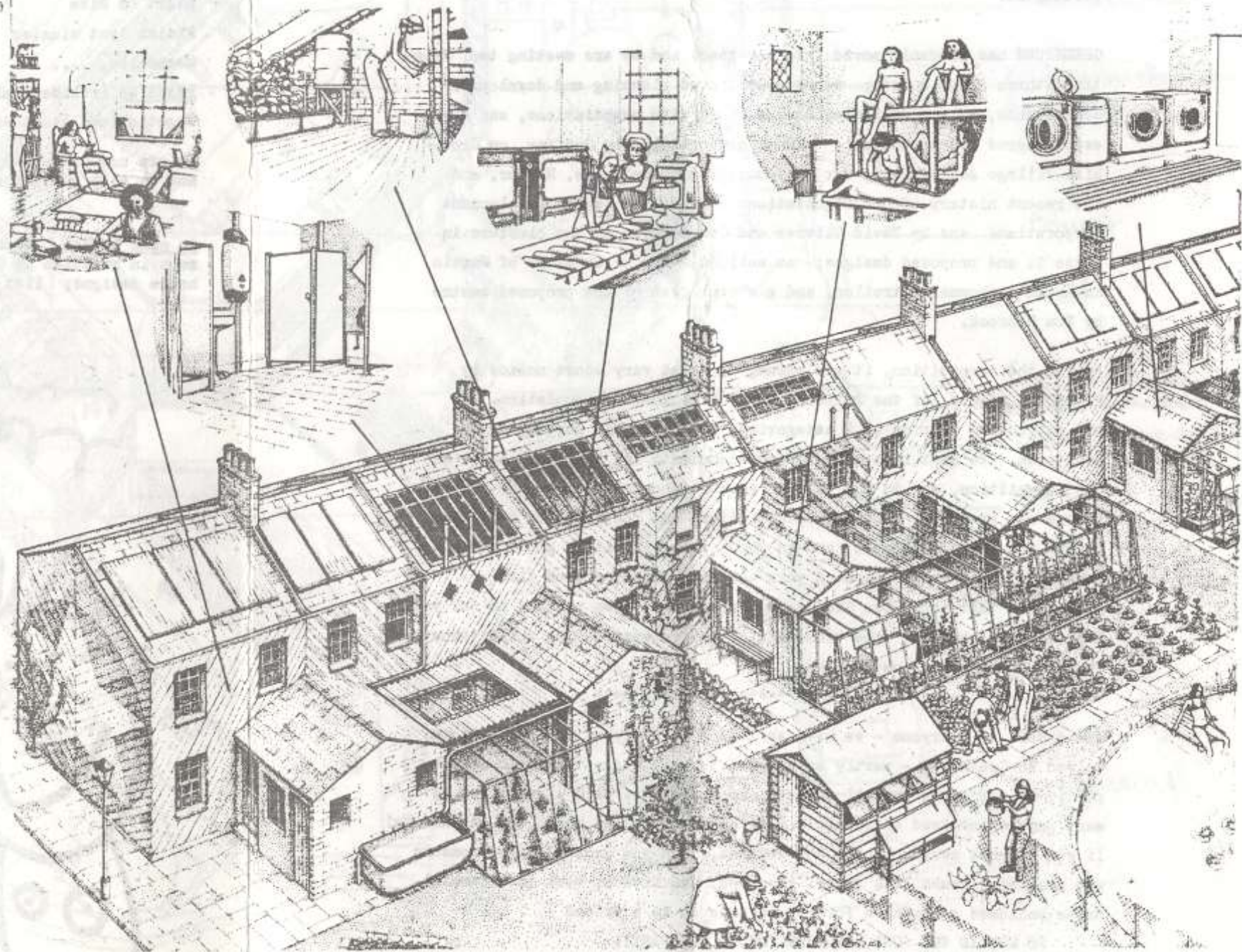


ESA/ESA/ESA

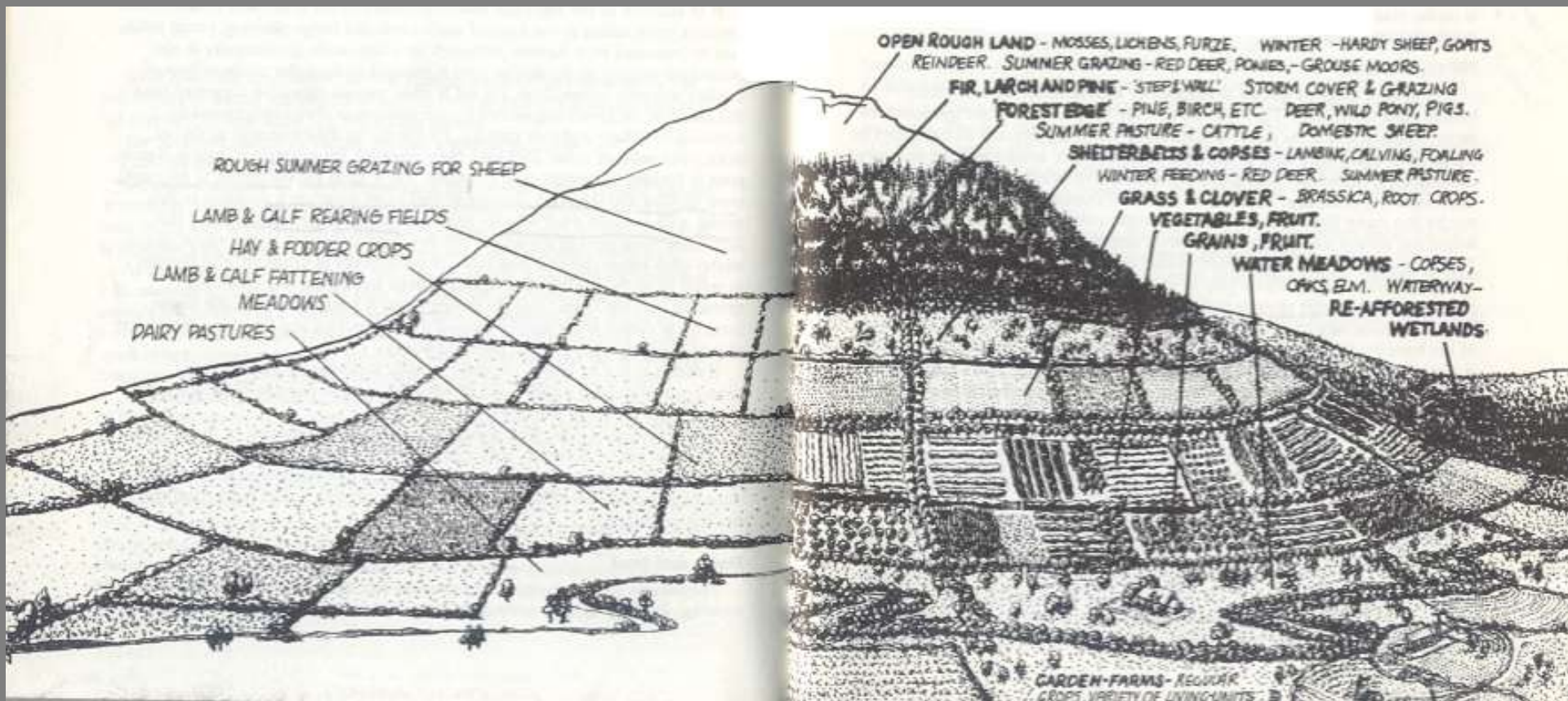
‘Simple, robust, unlikely to break’: a space-inspired Earth Rover robot



69. GLASSHOUSES, Cheshunt, Hertfordshire
c. 1960



new Country ?



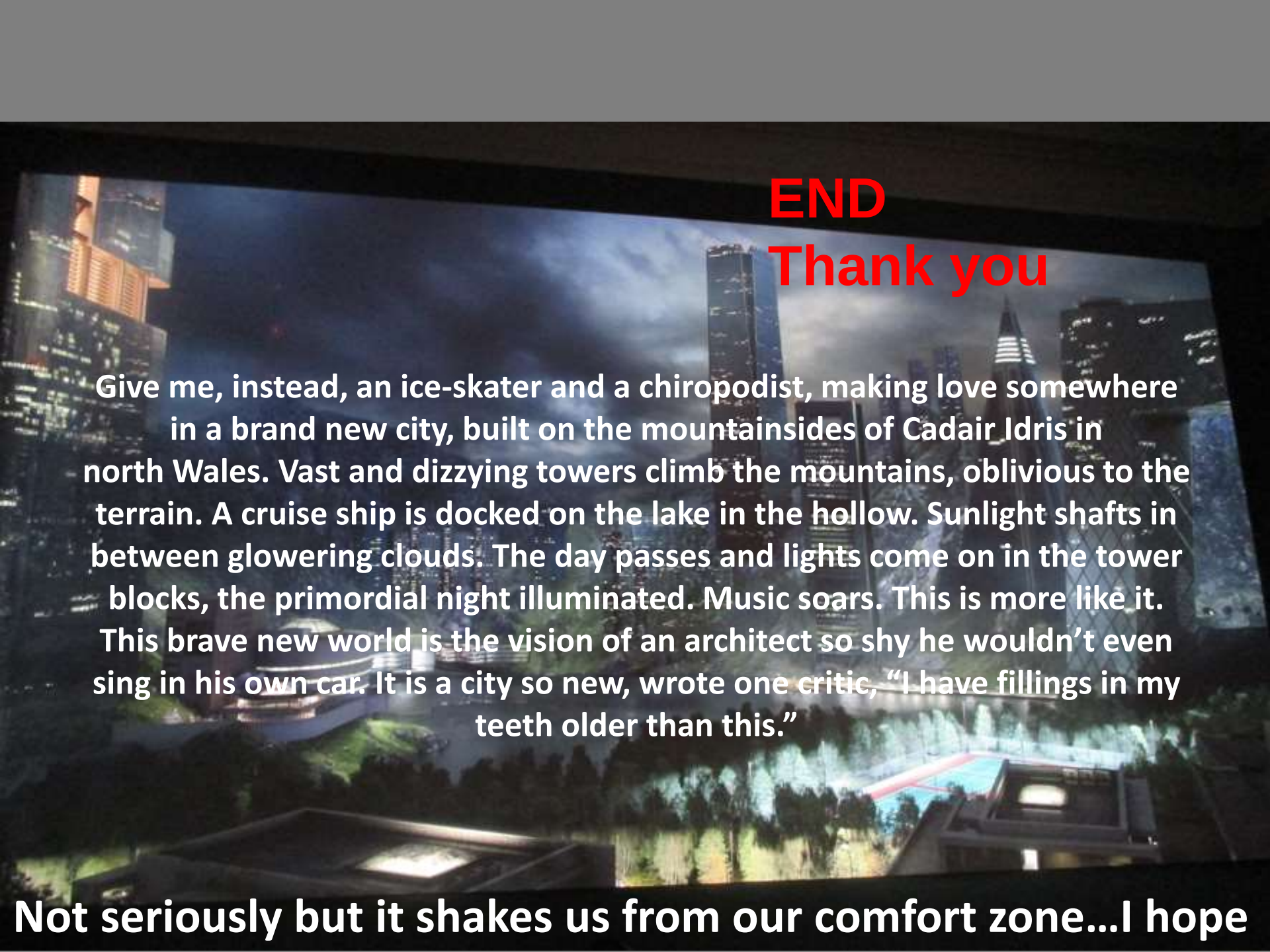
new Town ?



new country town ?



Wilderness transformed: 'Tyrrau' Maw by Bedwyr Williams @
Artes Mundi 2016-17 Cardiff Museum



END
Thank you

Give me, instead, an ice-skater and a chiropodist, making love somewhere in a brand new city, built on the mountainsides of Cadair Idris in north Wales. Vast and dizzying towers climb the mountains, oblivious to the terrain. A cruise ship is docked on the lake in the hollow. Sunlight shafts in between glowering clouds. The day passes and lights come on in the tower blocks, the primordial night illuminated. Music soars. This is more like it. This brave new world is the vision of an architect so shy he wouldn't even sing in his own car. It is a city so new, wrote one critic, "I have fillings in my teeth older than this."

Not seriously but it shakes us from our comfort zone...I hope