

Planned industrial communities - balancing conservation and liveability

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Company Towns; villages ouvriers; model villages; garden cities- not all the same!

Compare

- ERIH theme routes
- ERIH twinning
- Ask TICCIH (The International Committee for Conservation of Industrial Heritage)
- Ask eFAITH
- Go and see
- Read contemporary literature

Conserve

- Social housing/ Housing Associations
- Private ownership: if a place is successful it is “gentrified”
- If it experiences Market failure, we get a spiral of decline: pathfinder
- Use Conservation Area Appraisal in the UK planning toolkit

Company Towns; villages ouvriers; model villages; garden cities;
Villadomiou Nou, Catalonia, typical of
several colonies strung along the
Llobregat River near Barcelona



MODEL FACTORIES
AND VILLAGES :
IDEAL CONDITIONS OF
LABOUR AND HOUSING

BY

BUDGETT MEAKIN

LICTURER ON INDUSTRIAL BETTERMENT

AND AUTHOR OF

"THE MOORS," "THE LAND OF THE MOORS,"

"THE MOORISH EMPIRE," ETC.

5s. a year from seniors, or 2s. a year from juniors, including men's and women's athletic clubs.

At Port Sunlight Messrs. Lever have allotted for recreation an acre and a half adjoining the men's club, where bowls, quoits, etc., may be indulged in, as well as less healthful indoor games. Messrs. Colman have reserved a block of buildings for the recreation of



SOCIAL CLUB AT PORT SUNLIGHT.

James Edward Budgett Meaken noted separation of the sexes; several accounts of failed social experimentation as workers had a say over e.g. whether they brought their own meals or would accept company fare. He died a year after this was published (1905) aged 39.



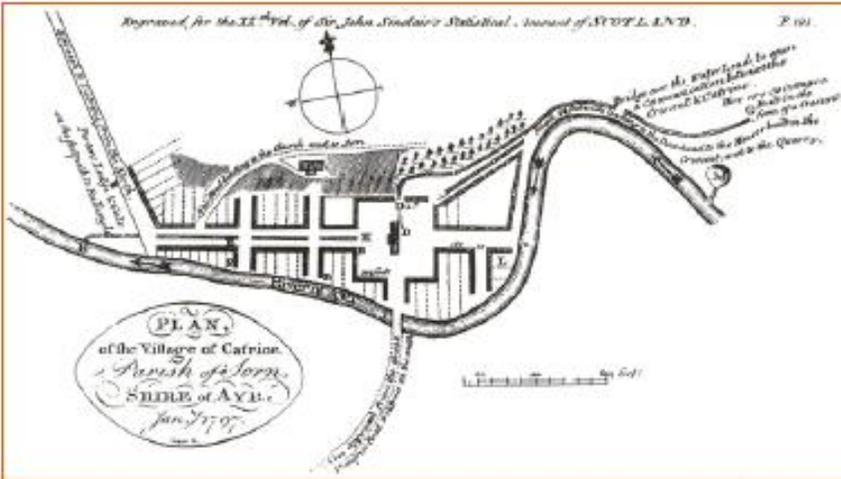
C18th cotton mill villages in Scotland



Stanley : maison ouvrière de la fin du XVIII^e siècle rénovée



Stanley : rangée de maisons ouvrières mitoyennes. La porte rouge permet d'accéder à un appartement (autrefois deux) situé à l'étage



Plan du village de Catrine au XVIII^e siècle. (Roue hydraulique à la lettre D.)



Deanston : Rangée d'habitations ouvrières

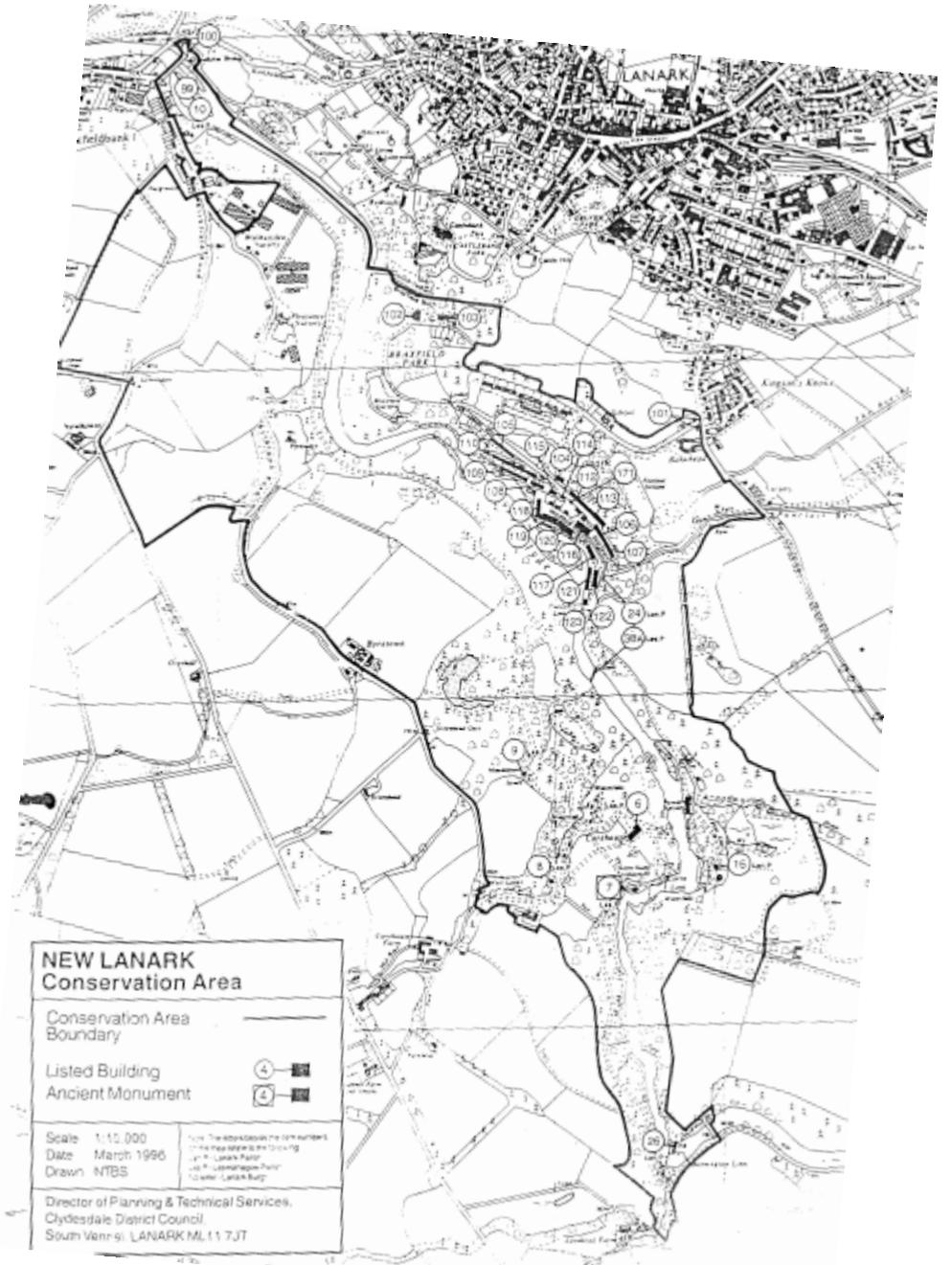


Catrine : Maisons des années 1785-1820 situées sur la place du village où se dressait la filature. Rénovés, les logements comptent moins de portes d'entrée qu'à l'origine. (© Mark Watson 2005)



New Lanark : maison de directeur, 1790 environ (David Dale, puis Robert Owen de 1800 à 1808, puis directeurs). Au fond, église de 1898

In 1996 the
New Lanark
Conservation
Area grew





Merry Christmas



from your colleagues in Planning Services



New Lanark Conservation Area

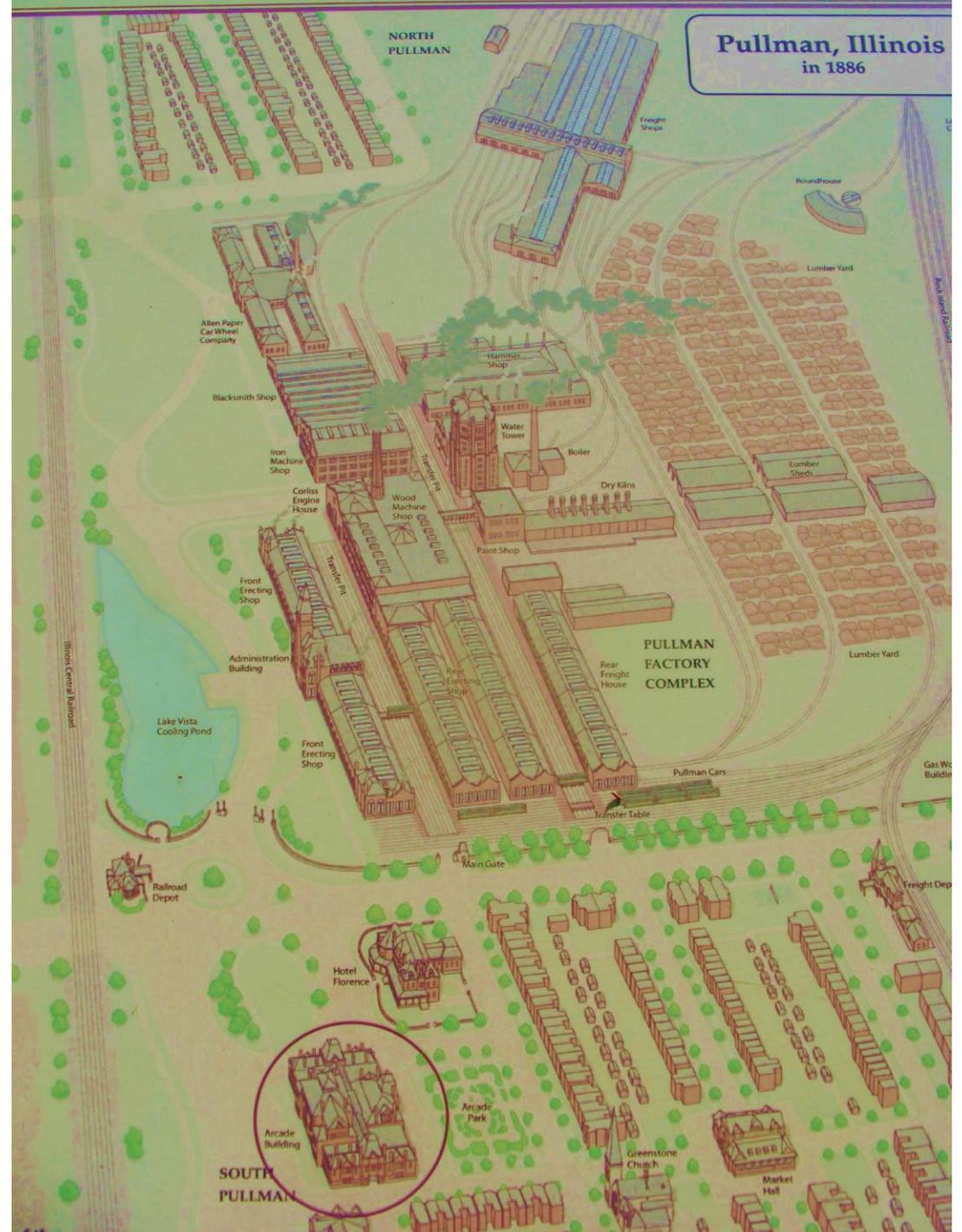
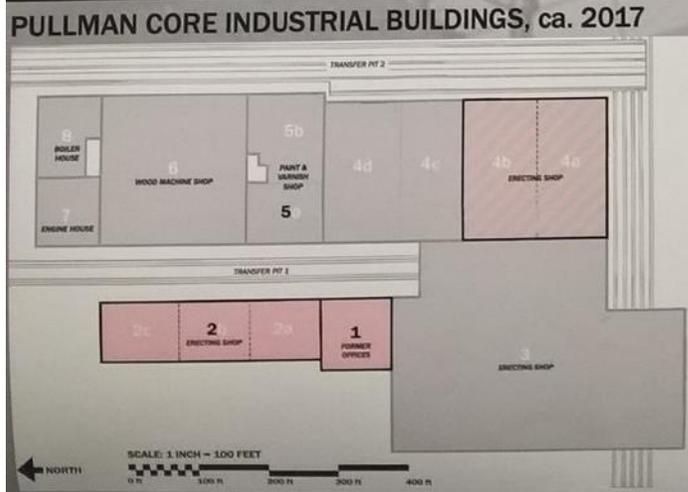
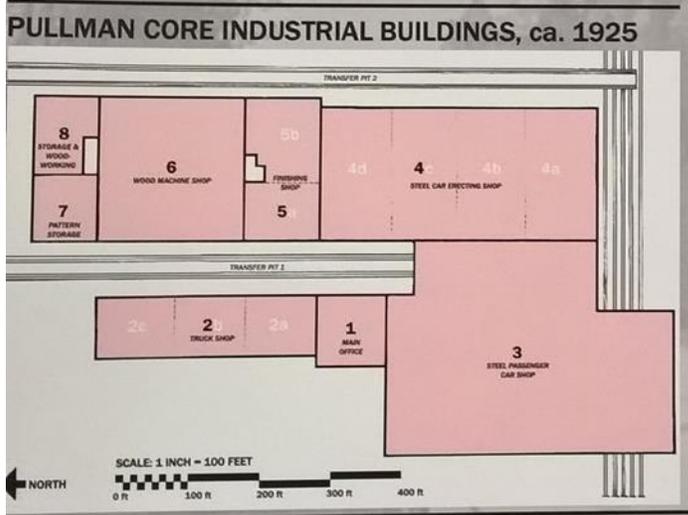
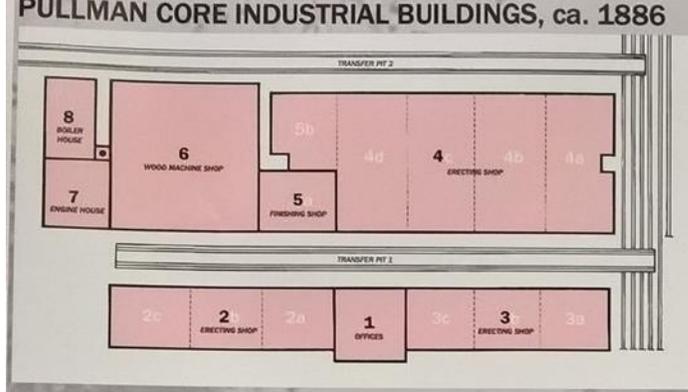


Why conserve a company town?

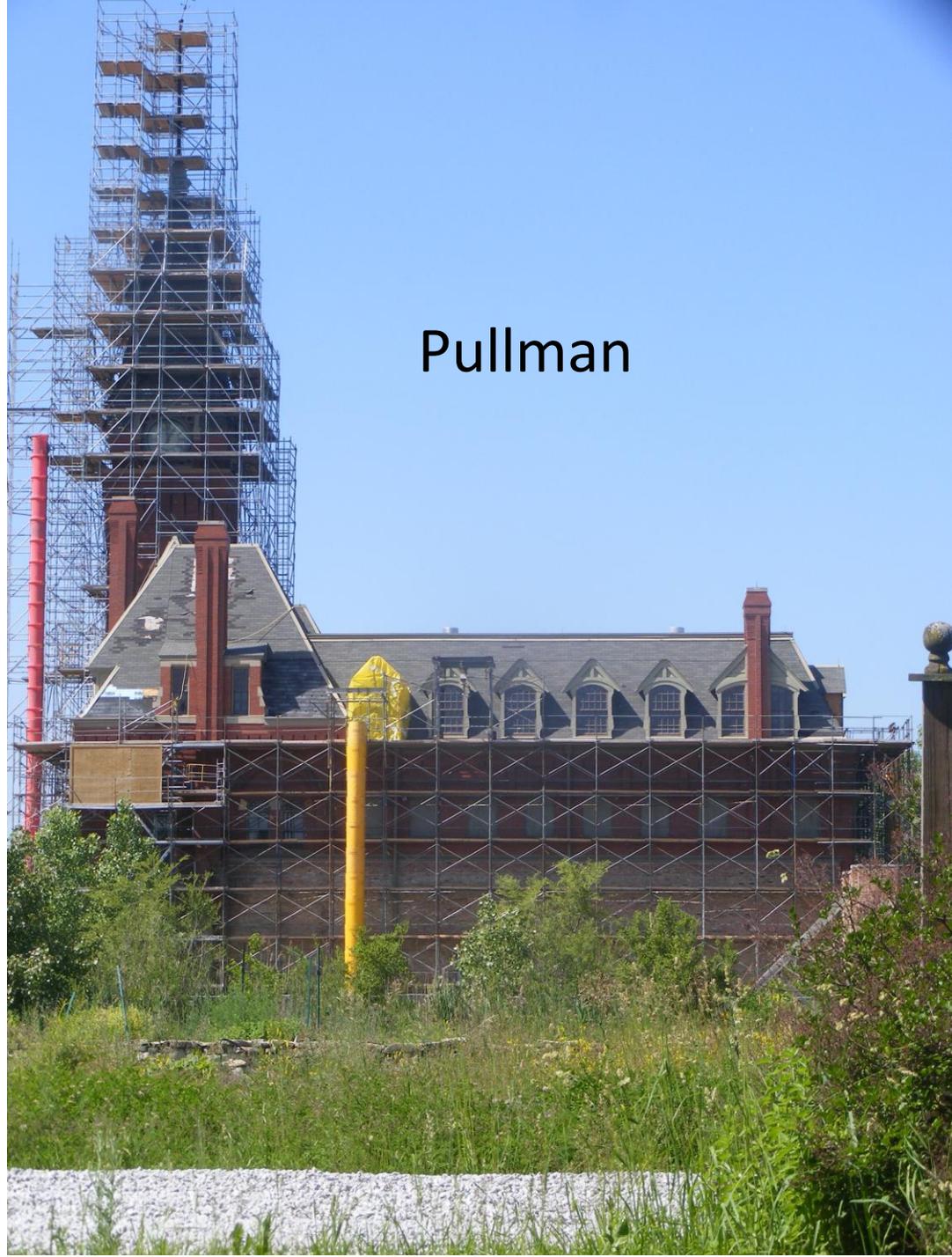
- Not for the Past
- Not for the Future
- Not for Tourism
- Its for the residents today!
- But the company is unlikely to still be there or if it is, it will no longer be interested in continuing social control.
- So local authority and community groups are more important in management of company towns today.
- Examples in America, Estonia, and Belgium

Pullman Illinois, 1880: high ideals but they didn't last





Pullman





Krenholm Mills, Narva, Estonia: biggest in Europe in one ownership (Ludvig Knoop). Georg and Ioala Mills, housing, hospital, admin



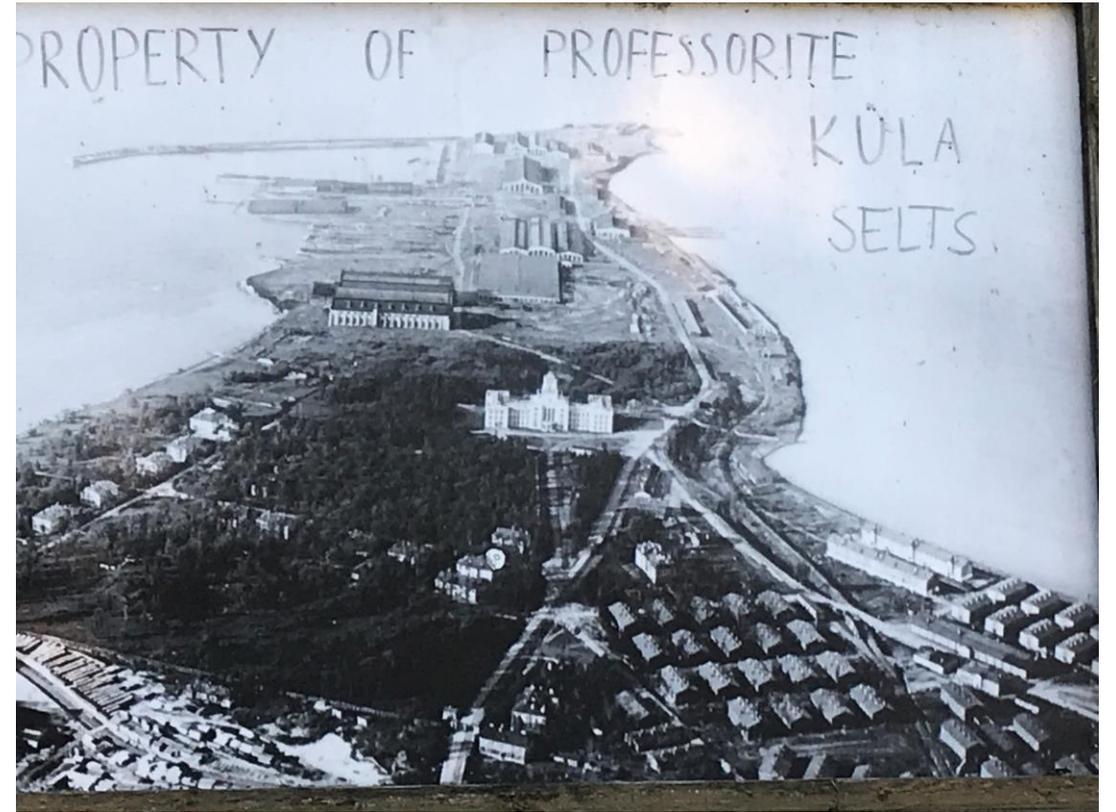
Narva fire station and wooden barracks.



Kopli, a peninsular shipyard town in Estonia



Russian-Baltic shipyard Kopli, Tallinn, Estonia, built with Franco-Russian capital from Schneider and Le Creusot in 1912-1915



Kopli: Orthodox church 1936; Hospital with soviet-era porch



Kopli shipyard housing



Mining town in Eastern Estonian shown to adventurous “Eastern Bloc” tourists (7 of us)



Kopla-Jarvi, Estonia

Shale mining town



Soviet Palace of Culture



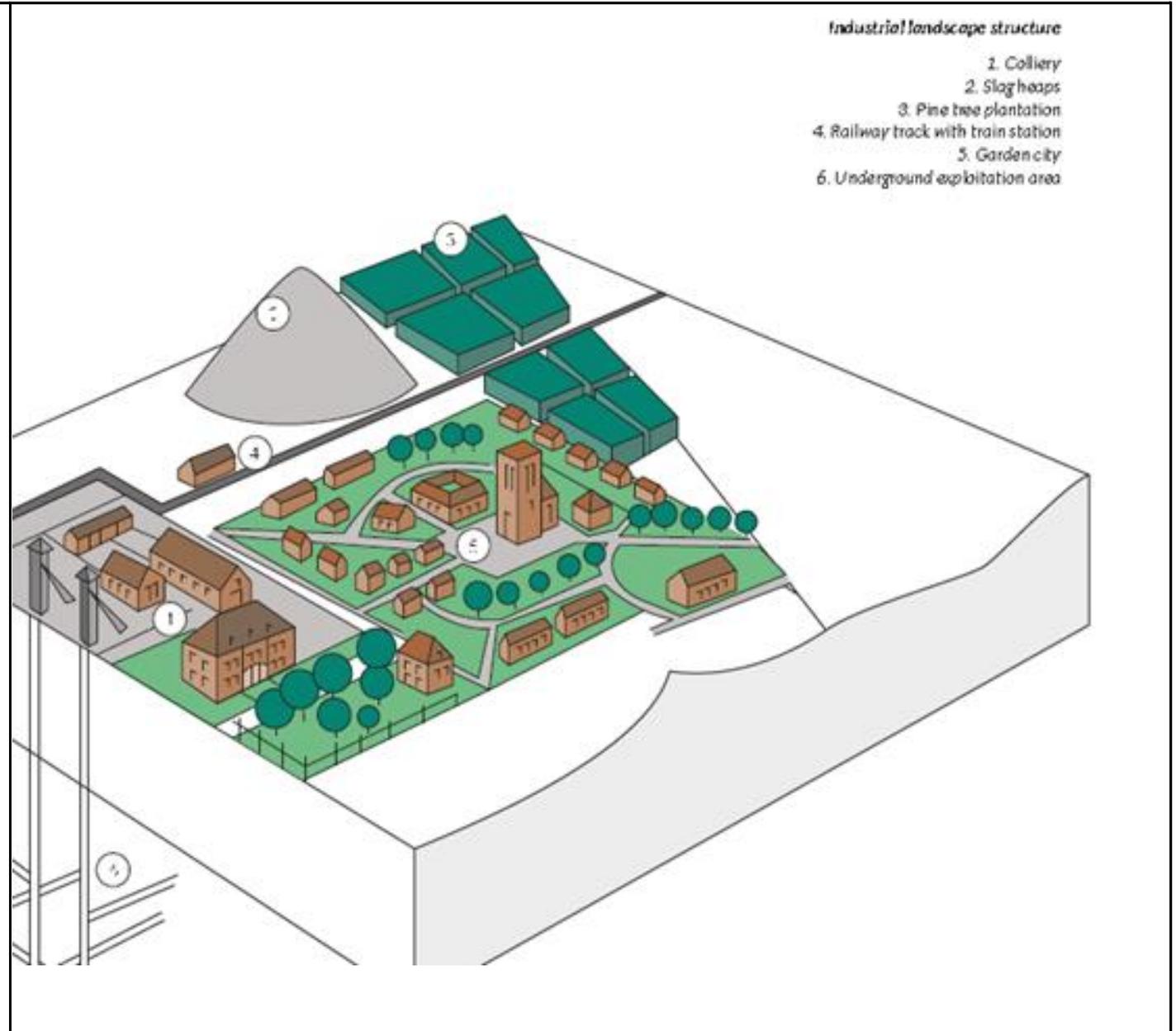
But the 1920s houses are superior to those of the Soviet period



The ideal attributes of a Garden City Mining Landscape

Drawn by Johan Van der Bosch, ©RLKM

- 1 Colliery
- 2 Terrils
- 3 Pine tree plantation
- 4 Railway track and train station
- 5 Garden city
- 6 Underground exploitation



Hoge Kempen. Belgium





Zwartberg



Eisden



Eisden Miners' houses



Winterslag I



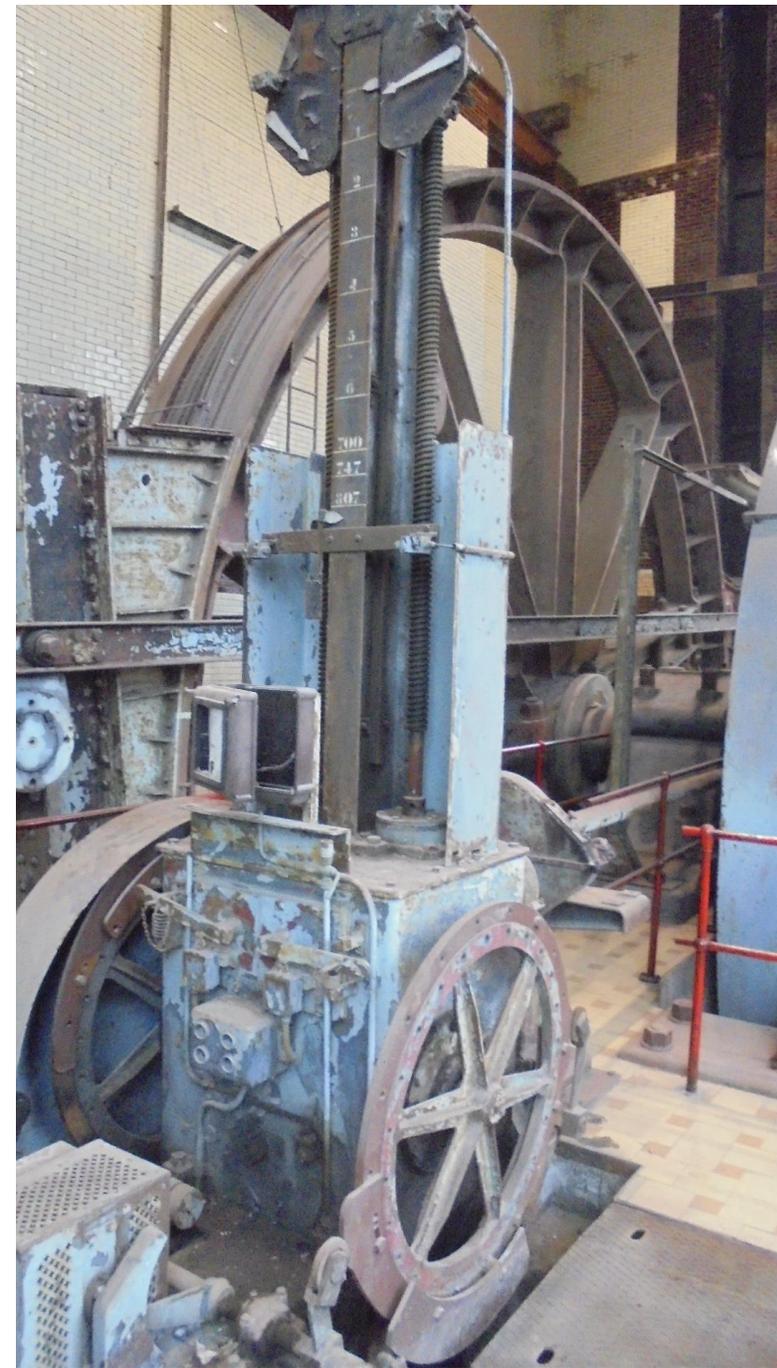
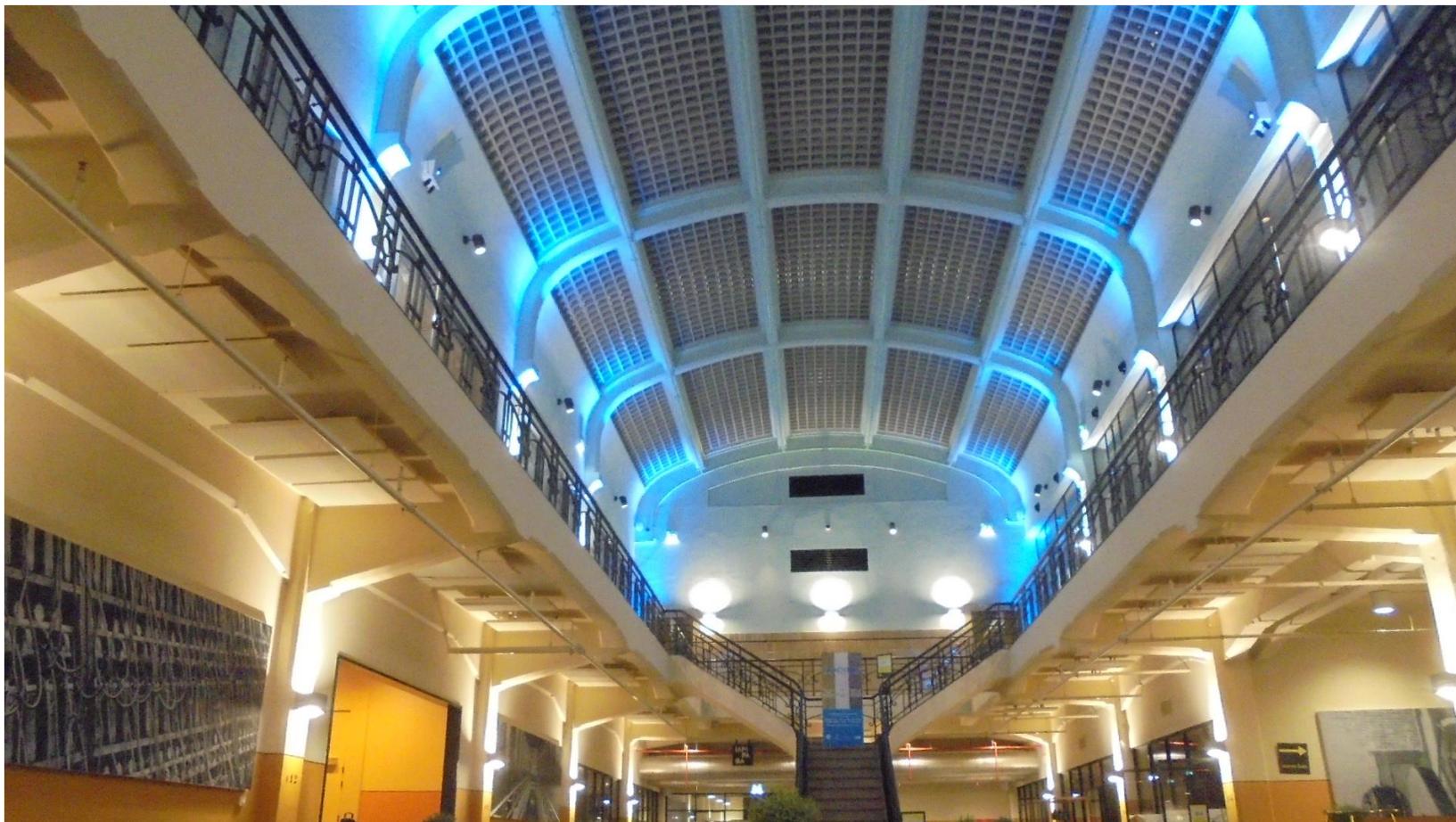
Winterslag II church and the only historic domestic windows in the garden city



Winterslag I hostel (left) and housing. STEBO manages social housing in the garden cities and has an inventory of every house, its architectural merit and energy efficiency.



Waterschei pithead; Hoofdgebou



Waterschei Garden City. Every street tree is in an inventory managed by local authorities.



Excluded: cemeteries, allotments
Included: Terrils = bings/ muck tips



Value of Conservation Areas

- Landscape with people in, who interact with it, and change it.
- Unity of appearance, respect for layout, planting etc
- Does a focus on “original fabric” do any favours to working class housing? If we agree that some such streets should be as eligible for conservation area designation as any other type, there will have to be appreciation of broad qualities in the street layout, garden city planting, general massing etc, while taking a double-pronged carrot and stick approach to an agreed form of “conservation area approved” new porch or window that meets modern needs.
- Take example of Austin Conservation Area in Birmingham: constructed in World War One as imported American kit houses. (Rosyth Garden Suburb was similarly de-designated soon after it was made a Conservation Area, so Scotland does no better)

Austin Village Conservation Area, built 1917, designated 1997, to be de-designated in 2019?

Birmingham City Council said:

- 3.2 Following the initial review of all 30 conservation areas, two appeared to be in a condition where the survival of historic fabric is so poor that they no longer meet the criteria or standard for designation. This assessment triggered the need to undertake detailed survey work in both areas to generate clear data under which a sound recommendation could be reported to Planning Committee Members.
- 3.3 The first area is the Austin Village Conservation Area. This area was designated on 17 July 1997. A condition survey was undertaken on 14 June 2016 which identified the loss of and significant change to historic fabric:
 - 95% of properties have lost all (or most) of the original windows in favour of UPVC windows;
 - 93% of properties have replaced the original front door;
 - 45% of properties have added a porch;
 - 39% of properties have over clad the timber of the bungalows or rendered the brick houses on the front elevation;
 - 47% of properties have over clad the timber of the bungalows or rendered the brick houses on the side elevations;
 - 37% of properties have cement tile roofs; and
 - 87% of properties have modern driveways.
- 3.4 Austin Village has an Article 4 direction that was put in place in 25 September 1998 removing 'permitted development' rights (development that otherwise would not require planning permission). In the process of de-designation the Article 4 direction would need to be revoked. During various meetings with representatives of the community (the Austin Village Preservation Society) a strong desire has been made for the Article 4 direction to be lifted.

Conclusion:

- Don't give up on what makes a place special, but
- Don't imagine that all conservation areas are equal and need the same level of regulation.
- Accept social mobility as inevitable and desirable
- If people are proud of the place in which they invest their time and money, the battle is almost won

Thank you!

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