

The Role of Stakeholders in Masterplan Regeneration Decisions

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Engineering and Physical Sciences Research Council (EPSRC) funded.
Reference: EP/L016095/1



Organisers:



International Co-owners:



The Role of Stakeholders in Masterplan Regeneration Decisions



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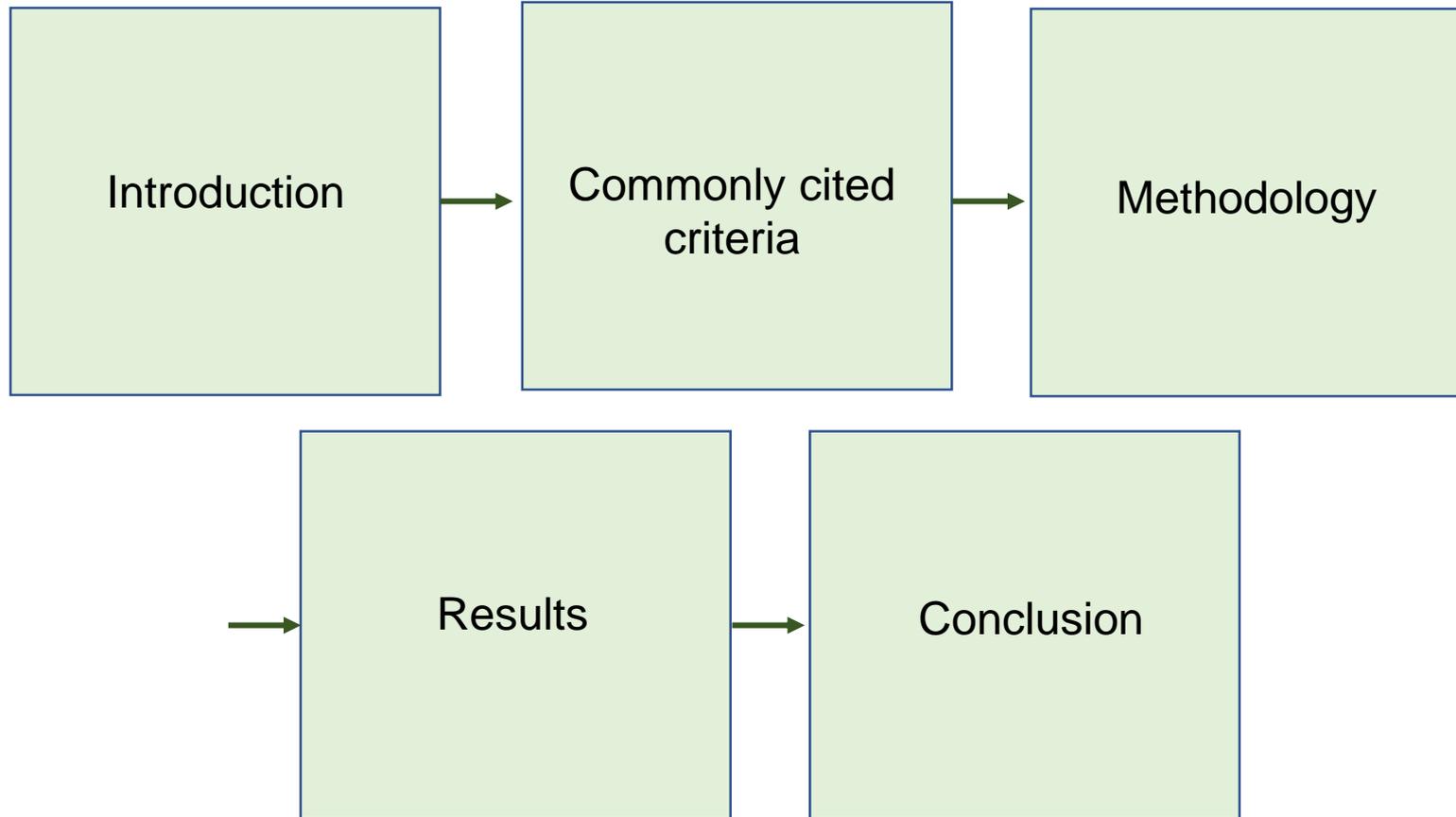
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Promoting Policies and Practices for Sustainability



Presentation Structure



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Why is this important?



Image source: <http://www.curo-group.co.uk/news/curo-blogs/gerraint-oakley/10-facts-about-the-green-belt/>



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Housing and Planning Act 2016

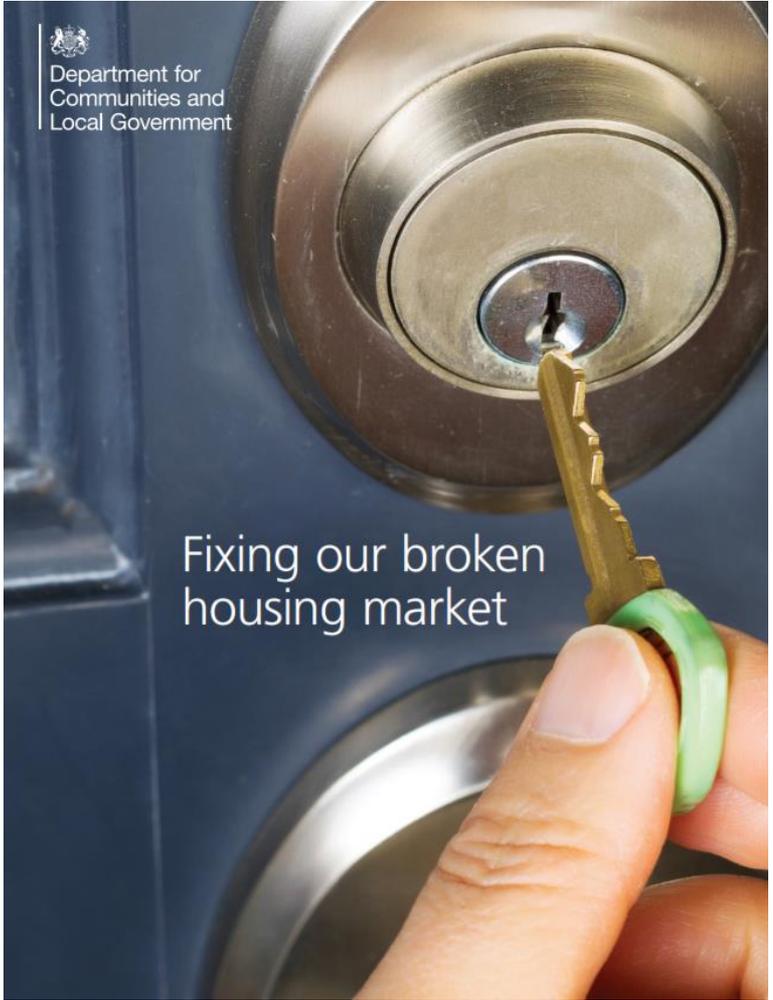
CHAPTER 22

Explanatory Notes have been produced to assist in the understanding of this Act and are available separately

£29.75



Department for
Communities and
Local Government



Fixing our broken
housing market



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Demolition vs adaptation



Selly Oak Hospital, Birmingham, UK

Commonly cited criteria

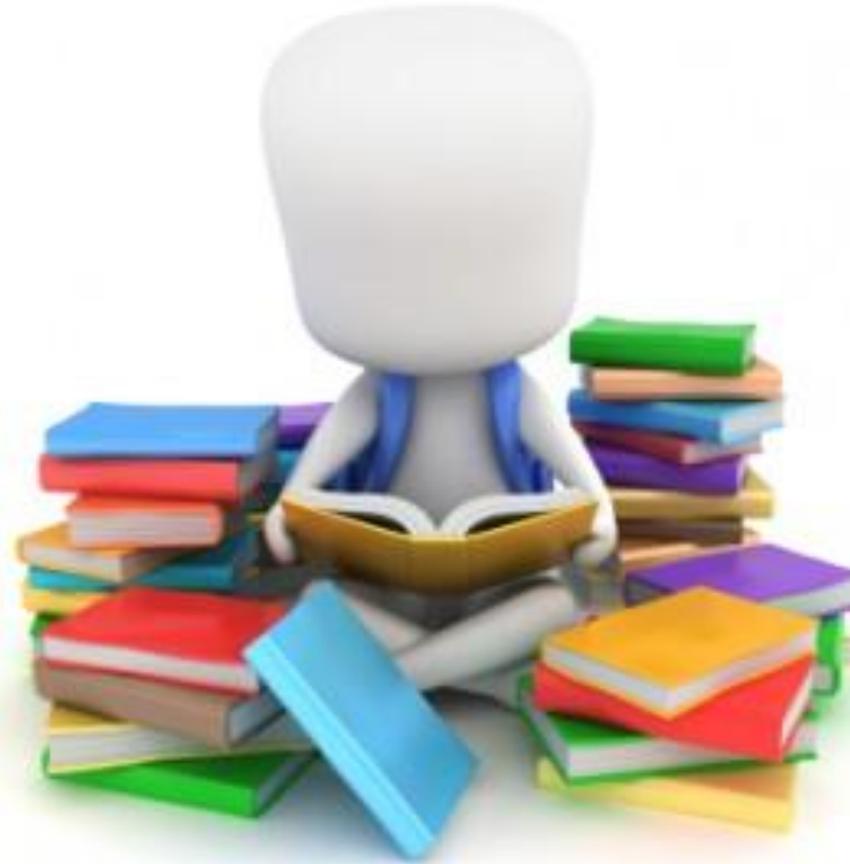


Image source: writersgroup968.web.fc2.com



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Criteria: **Building condition**

Image source: <http://yorkshiretimes.co.uk/article/Rising-Damp-in-Old-Houses-Its-just-a-myth>



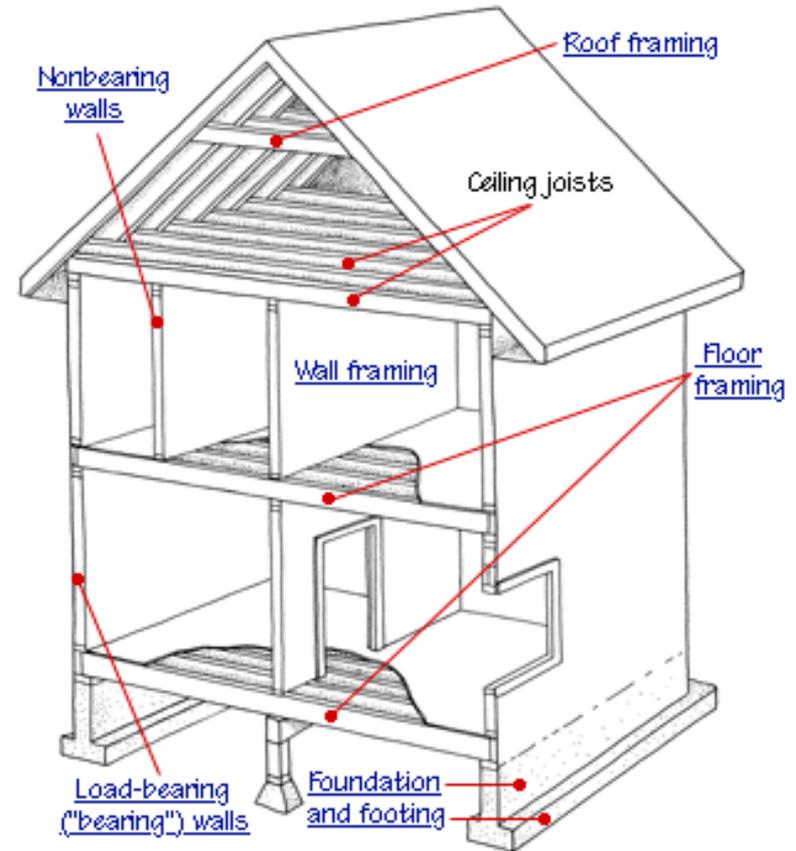
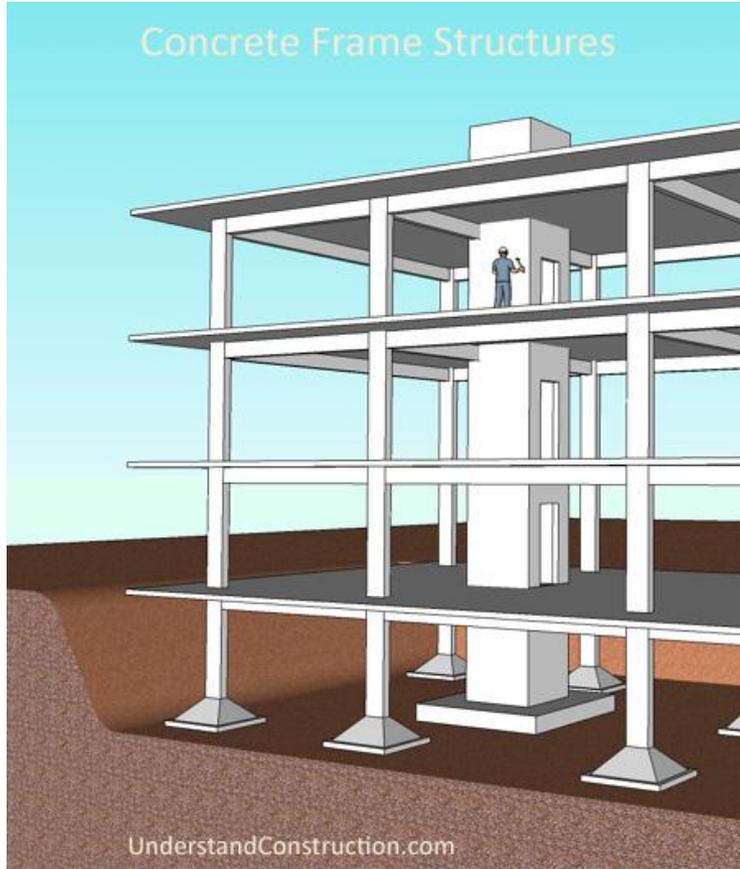
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Concrete Frame Structures



Criteria: **Building Structure**

Image sources: <http://www.understandconstruction.com/concrete-frame-structures.html> & <http://www.howtobuildahouseblog.com/us-a-suitable-beam-size-for-removing-load-bearing-wall/#axzz4bJ0R7tu5>



dreamstime.com

Criteria: **Economic viability**

Image source: <https://www.dreamstime.com/stock-images-hong-kong-money-image23338114>



Organisers:



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Criteria: **Heritage values**

The German Gymnasium, Kings Cross, UK



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National Planning Policy Framework

Criteria: **Planning policies**

Image source: <http://mindthegreengap.org/wp-content/uploads/2015/09/NPPF.png>



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Engineers should “*seek multiple views to solve sustainability challenges*”

Quote from: <http://www.engineeringnaturesway.co.uk/resource/the-role-of-the-civil-engineer-in-society-engineering-ethics-and-major-projects/>



Image sources: <http://www.managers.org.uk/insights/news/2015/february/dirty-dangerous-and-slightly-less-dominated>;
<http://www.oceanvillasgroup.com/property-news-detail.asp?NewsID=425>; <http://www.donegaltowncreditunion.com/credit-unions-are-vital-to-the-local-community-find-out-why/>



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Methodology

Social research methods “*can capture information about the beliefs, actions and experiences of stakeholders involved in the decision-making process*” Bullen and Love (2011, p.35)

Bullen PA and Love PED (2011) A new future for the past: a model for adaptive reuse decision-making. Built Environment Project and Asset Management 1(1): 32-44



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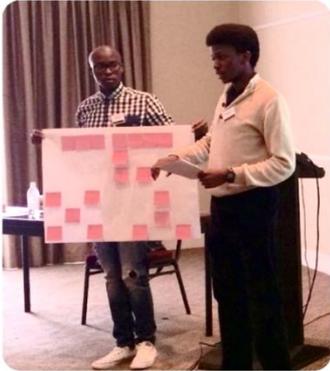
Stakeholder	Number of interviews
Engineers & building surveyors	4
Heritage societies	7
Property consultants	4
Town planners & conservation officers	3

Image source:
<https://geographydirections.files.wordpress.com/2010/08/interview.jpg>



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Workshops



Focus Groups



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Theme	1 st Tier	2 nd Tier	Ws	In	Fg
Technical	Layout & dimensions	Floor area	2	6	1
		Floor to ceiling height	-	4	2
	Building services	Service provision	4	1	2
	Building function	Fitness for purpose & finding a use	8	6	1
	Building condition	General condition of building	4	5	1

Ws = no. of stakeholders groups from workshops (n=9). In = no. of respondents from interviews (n=18). Fg = no. of focus groups (n=2)



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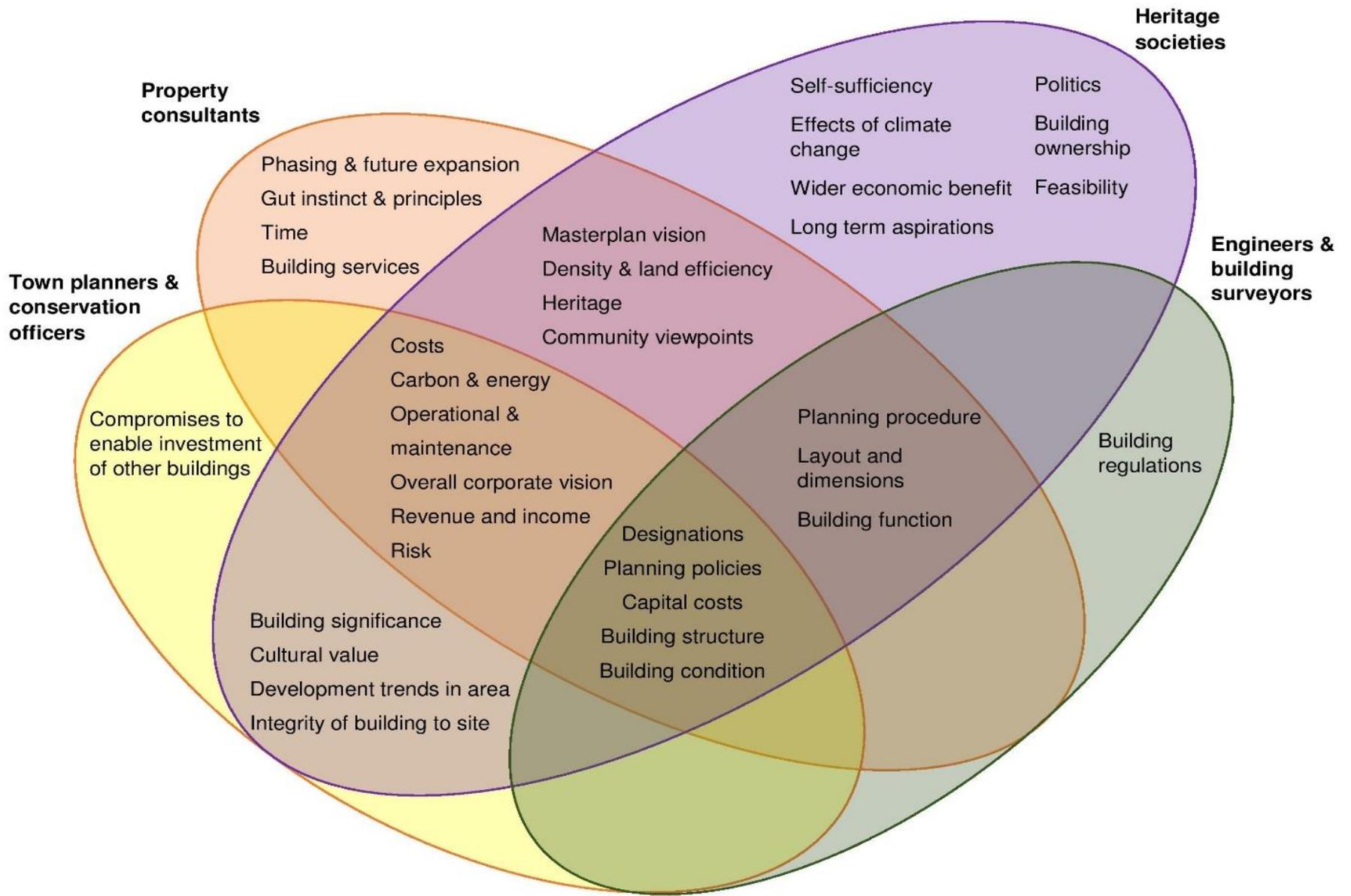


International Co-owners:



Theme	1 st Tier	2 nd Tier	Ws	In	Fg
Economic viability	Capital costs	Cost per m²	5	7	2
	General risk	General risk	-	5	-
Planning	Designations	Listed building	1	9	2
		Conservation area	-	4	1
		Public benefit through demolition	-	4	-
		Effect on setting	-	5	-

Ws = no. of stakeholders groups from workshops (n=9). In = no. of respondents from interviews (n=18). Fg = no. of focus groups (n=2)

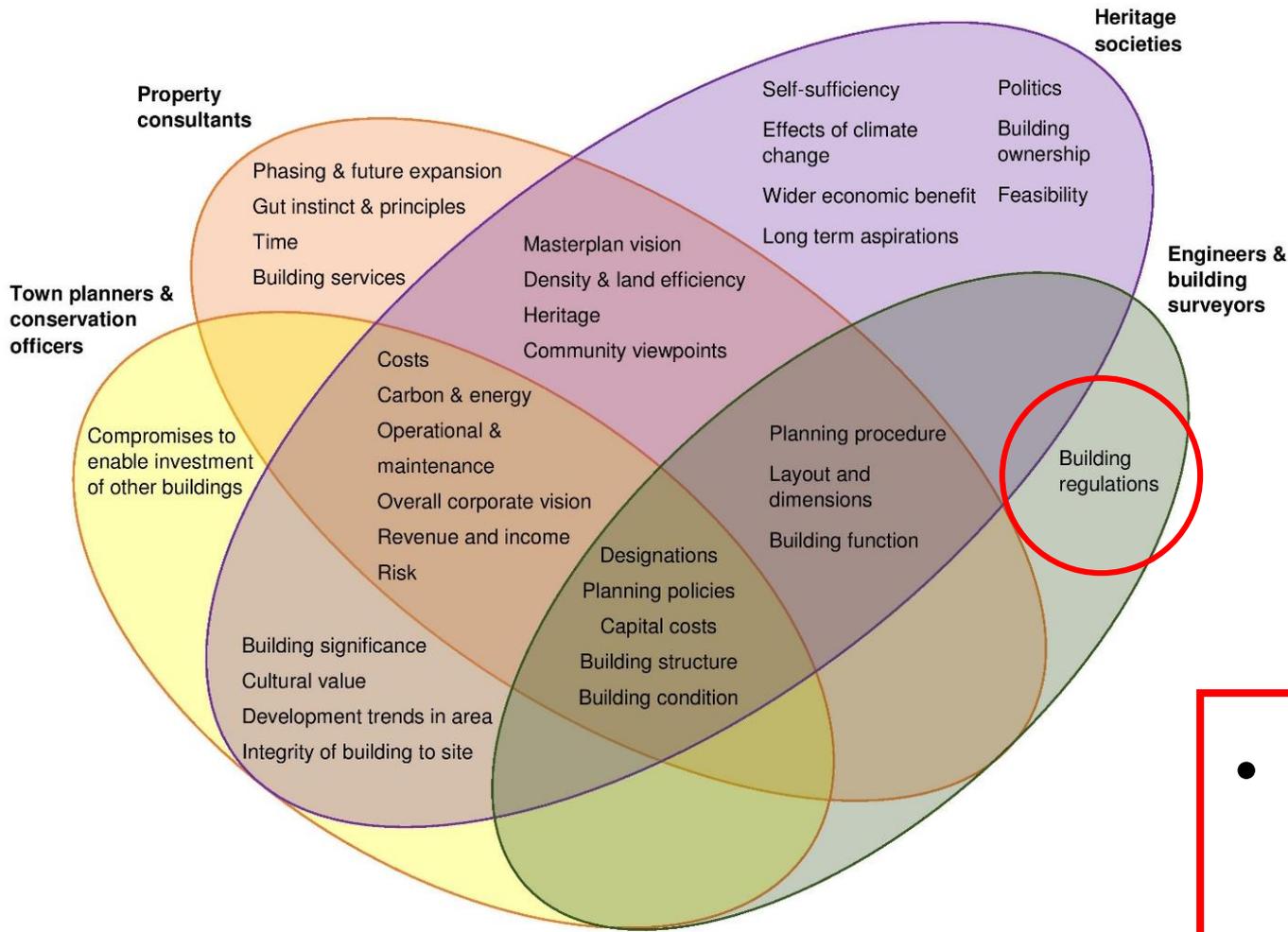


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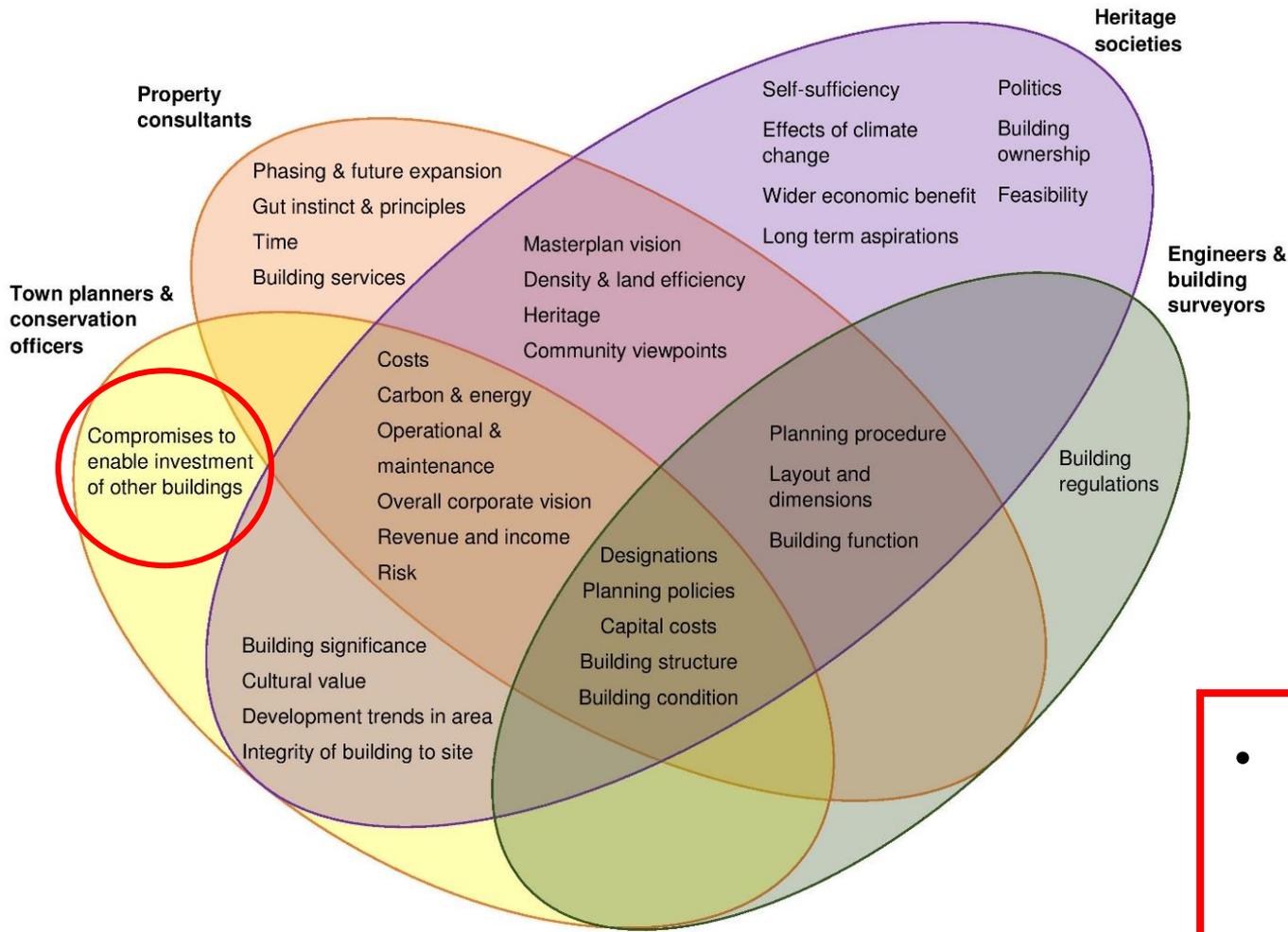
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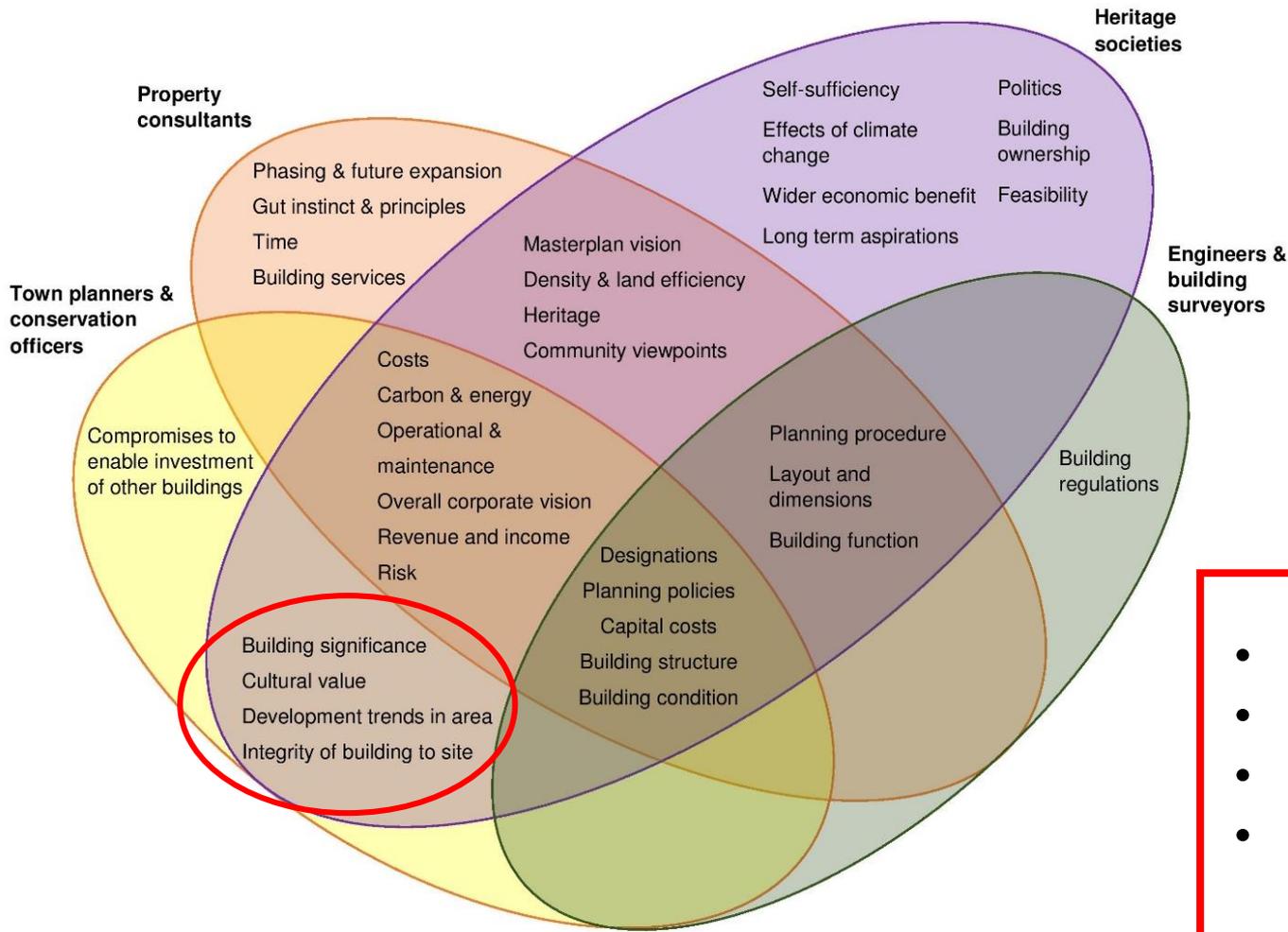


• Building regulations

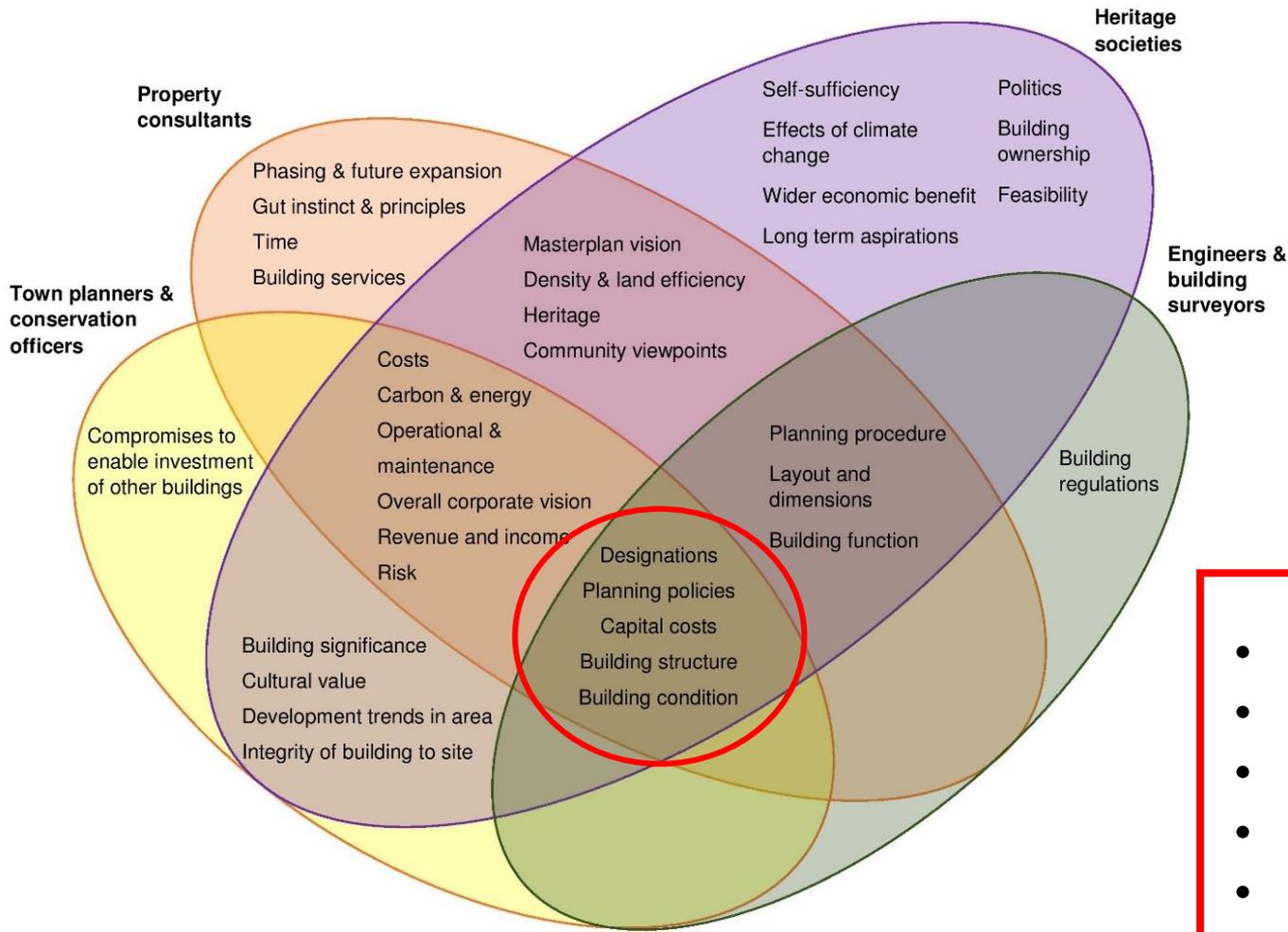




- Compromises to enable investment in other buildings



- Building significance
- Cultural value
- Development trends
- Integrity of the building to site



- Designations
- Planning Policies
- Capital Costs
- Building Structure
- Buildings Condition

Conclusion

- Frequently mentioned criteria: technical issues such as building function, condition, layout & services; economic viability; designations; and issues specific to masterplan sites, for instance accessibility, density and phasing.
- Diversity of opinions between and within stakeholder groups.
- Future work will establish if this is the most sustainable way of thinking and what needs to be changed. Some aspects of decision-making are currently missing, such as embodied carbon.



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Thank you



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