



The Village at Caterham, Surrey, UK

A Mixed-use Neighbourhood:
Transforming Former Barracks through
Collaborative Masterplanning



The extensive mixed-use development of converted and remodelled buildings and specially designed new residential units... cannot be bettered



Building for Life, Judges' Evaluation

For more than one hundred years, the army barracks dominated the community of Caterham-on-the-Hill. Following closure there were significant impacts on the social and economic life of the town.

Tandridge District Council organised a public consultation that designated a large part of the site a Conservation Area and produced a Planning Brief. Although this brief was considered unviable by many developers, locally based Linden Homes bought the site, believing additional development would be acceptable if significant community benefits were delivered.

Project Delivery

- A Community Planning Weekend attended by over 1,000 local people, with follow-up forums and topic working groups which helped to develop the masterplan.
- Transformation of the barracks into a vibrant and sustainable new mixed-use neighbourhood with carefully planned public spaces and buildings incorporating 361 homes with a range of housing tenures.
- Retention and refurbishment of the listed chapel and 18 other buildings.
- Reconnection of the site to its surroundings through reuse and the opening of the boundary wall for accessibility to the newly created public realm, amenities and services.
- A dedicated, self-financing bus service to connect the village with Caterham railway station.
- Prioritisation of pedestrians and cyclists within the public realm.
- Creation of a Community Development Trust to manage business, leisure and community facilities on the site.

Client

Linden Homes and The Guinness Trust

Awards

Building Awards 2006
Major Housing Project of the Year

Building for Life Award 2005
Gold Standard Award

The Deputy Prime Minister's Award for Sustainable Communities 2003
Commended Finalist

The European Urban and Regional Planning Awards 2002
Best Conversion

RTPI National Awards for Planning Achievement 2000
Planning for the Whole Community Award

BURA Community Award 2000
Caterham Barracks Community Trust

