

# Rugeley Power Station



Community Planning Weekend Launch  
Tuesday 20 November 2018



ENGIE is a leading Energy, Services and Regeneration company who has owned & operated Rugeley Power Station since prior to its closure in 2016.

As well as being a UK player in flexible and increasingly low-carbon electricity generation, ENGIE goes beyond traditional energy supply. ENGIE is also number 1 in UK Regeneration services – creating places where people want to live and work. ENGIE's breadth of capabilities enables it to partner with its customers and local communities - to serve them more effectively.

ENGIE is committed to improving the environment we all live in and is well-positioned to deliver the transformation of the Rugeley Power Station site. It works as a strategic partner to provide bespoke, outcome-based solutions that address each town, city or region's most pressing needs. Not only does ENGIE create these communities, but it also has the expertise to maintain and support them – ensuring that sustainable initiatives deliver a lifelong impact.

ENGIE's customers benefit from energy efficient and smart building solutions, the provision of effective and innovative services, the transformation of neighbourhoods through regeneration projects, and the supply of reliable, flexible and renewable energy.

ENGIE's 17,000 employees here in the UK improve lives through better living and working environments - balancing performance with responsibility, enabling progress in a harmonious way.

*ENGIE is utilising its breadth of expertise to affirm its commitment to Rugeley.*





JTP is a practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally.

JTP seeks to shape places where life in all senses can flourish; places that are economically thriving, creatively stimulating, environmentally footprint-free, with a powerful sense of identity. In short, places where people can lead happy and healthy lives and feel they belong.



The logo for Bradley Murphy Design (BMD) consists of the letters "BMD" in white, bold, sans-serif font, centered within a solid orange square.

Bradley Murphy Design specialise in the creation of people-focused, sustainable landscapes, open spaces and public realm. Our experience has taught us that the key to successful project delivery is forging good relationships and establishing a shared vision that everyone can buy into. Our placemaking approach is informed by an iterative, contextual design process that focuses on realising a design vision and delivering places of enduring quality.

The logo for Savills features the word "savills" in a lowercase, serif font, colored in a vibrant yellow, set against a solid black rectangular background.

Savills is one of the world's leading property agents with some 240 planning specialists covering every sector and area in the UK. The Birmingham Planning team and the Southampton Environmental Impact Assessment team will be providing expert guidance to achieve the best possible development at Rugeley Power Station.

The logo for Atmos Consulting features the word "atmos" in a lowercase, sans-serif font, with a blue circular graphic element behind the letter 'o'. Below "atmos" is the word "CONSULTING" in a smaller, uppercase, sans-serif font.

Atmos Consulting is a highly respected, modern and dynamic environmental and planning consultancy practice, delivering on a diverse range of projects for a broad and expanding portfolio of clients. The Atmos philosophy is built on our passion for the natural and built environment, together with our commitment to sustainable development.

The logo for AECOM features the letters "AECOM" in a bold, sans-serif font. The letter "E" is stylized with a horizontal bar through it, colored in a gradient from green to blue.

AECOM is a global network of experts working with clients, communities and colleagues to develop and implement innovative solutions to the world's most complex challenges. We connect expertise across services, markets, and geographies to deliver transformative outcomes. We design, build, finance, operate and manage projects that unlock opportunities, protect our environment and improve people's lives.

The logo for Mode consists of the word "mode" in a lowercase, sans-serif font, colored in white, centered within a solid orange rounded rectangular box.

Mode is an independent transport consultancy offering impartial transportation planning advice and transport engineering design to the development industry. We specialise in understanding the process associated with preparing planning applications for new developments and seek to deliver clear and commercially viable planning solutions.

The logo for ENGIE features the word "ENGIE" in a lowercase, sans-serif font, colored in blue, with a stylized blue wave graphic above the letters.The logo for jtp.co.uk features the text "jtp.co.uk" in a lowercase, sans-serif font, colored in white, centered within a solid red rectangular box.



# Approach

## Understanding, Engaging, Creating

“Collaborative Placemaking”



We listen



We debate



We draw together



We create new places and breathe life into old ones



# Upper Calder Valley





# Chesterton, Cirencester



# Rugby Radio Station





# Central Winchester Regeneration

People took part in workshops, walkabouts and hands-on planning groups to consider key issues and opportunities for the site and its relationship with the existing city.

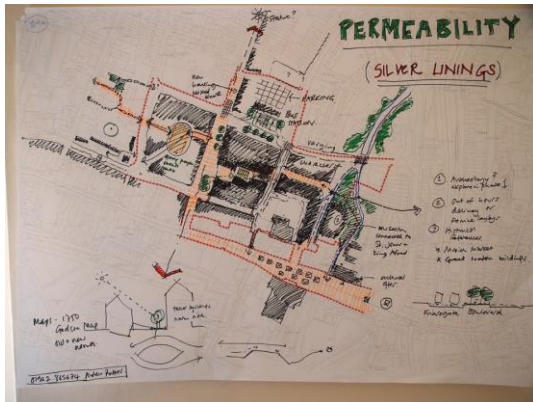
## Hands-on Planning workshops



## Topics or Hands-on Planning workshops



## Understanding and



Hands-on Planning drawing



Reporting back

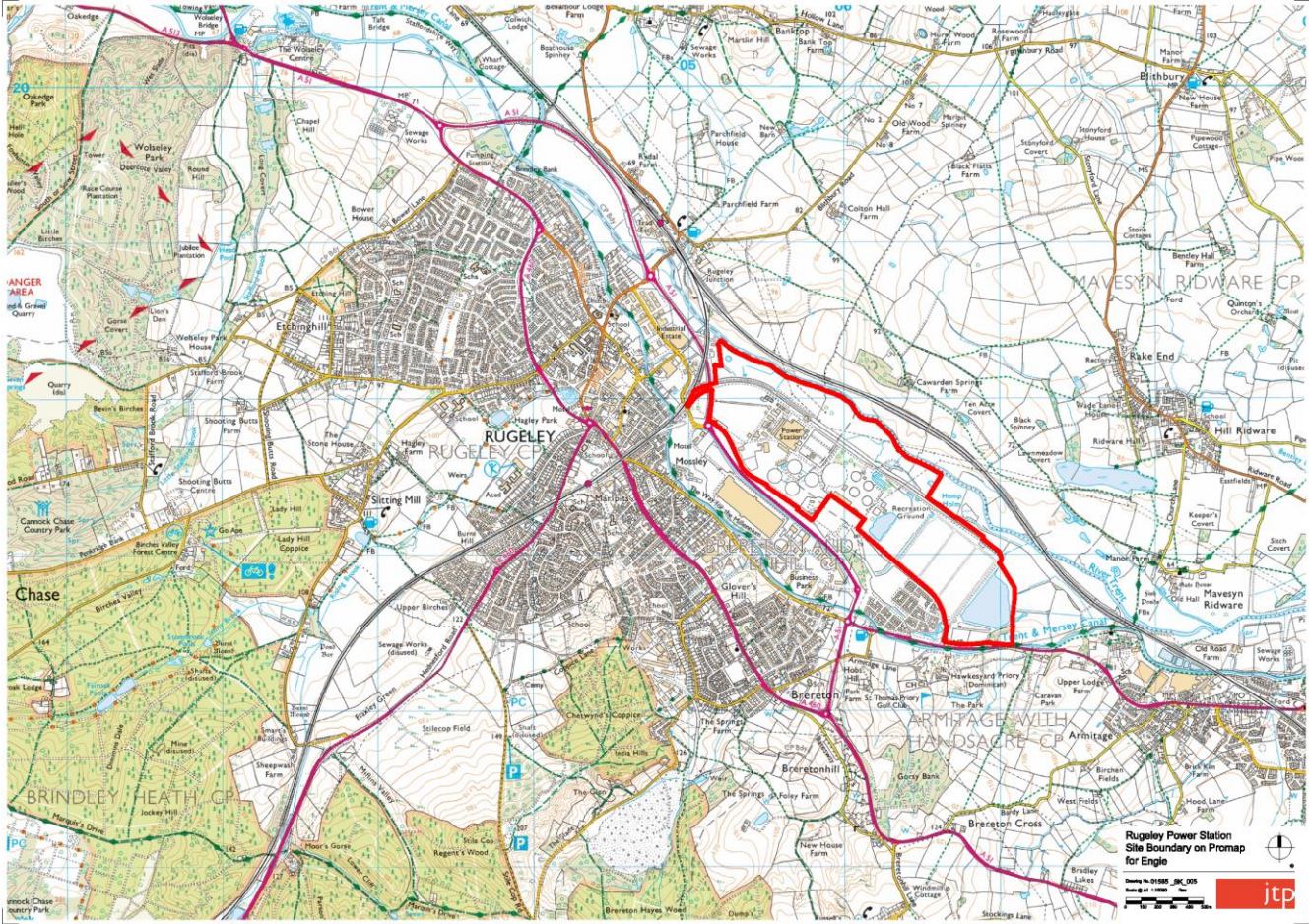


# London Wetland Centre, Barnes





# Rugeley Power Station Site





# Rugeley Power Station Site



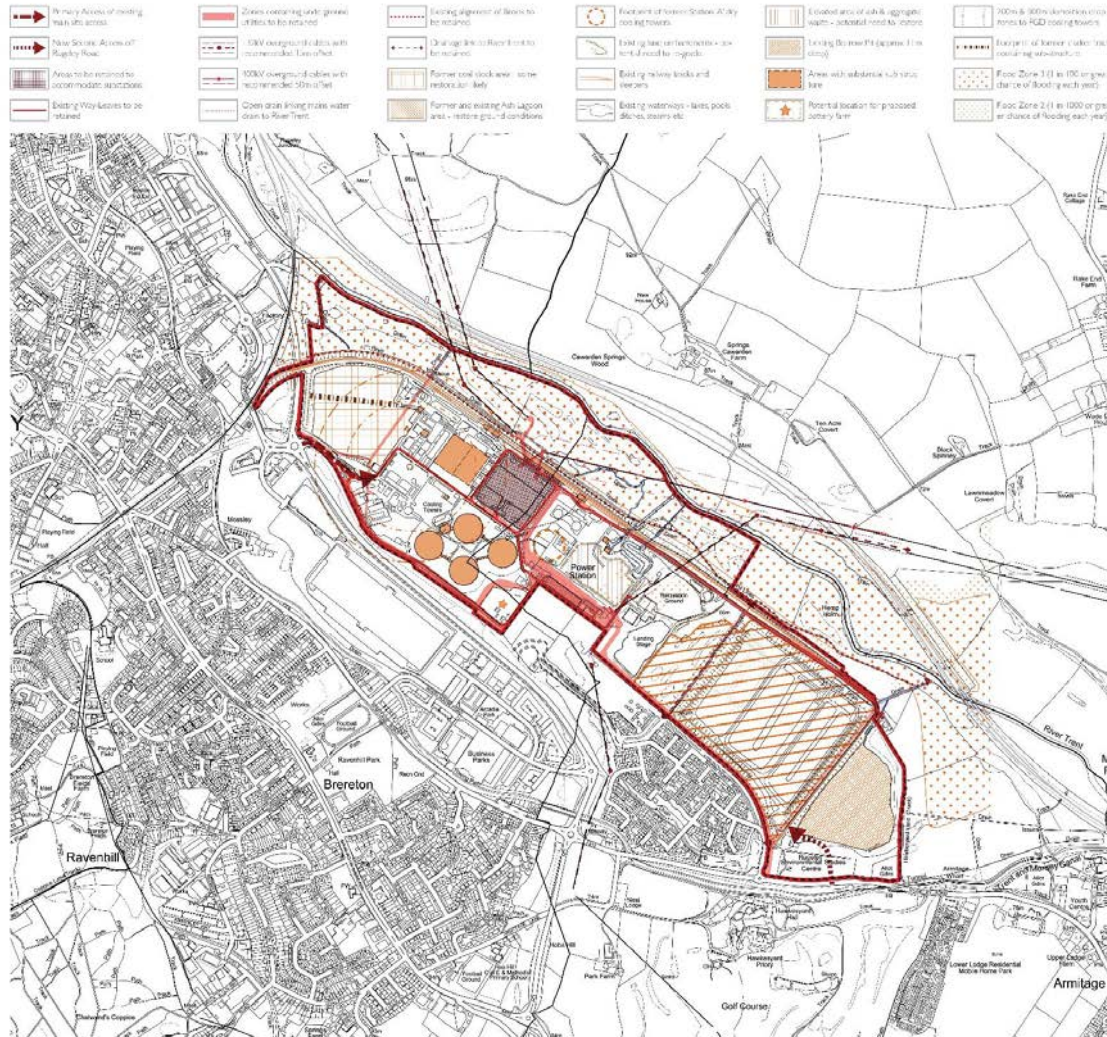


# Rugeley Power Station Site





# Site Constraints



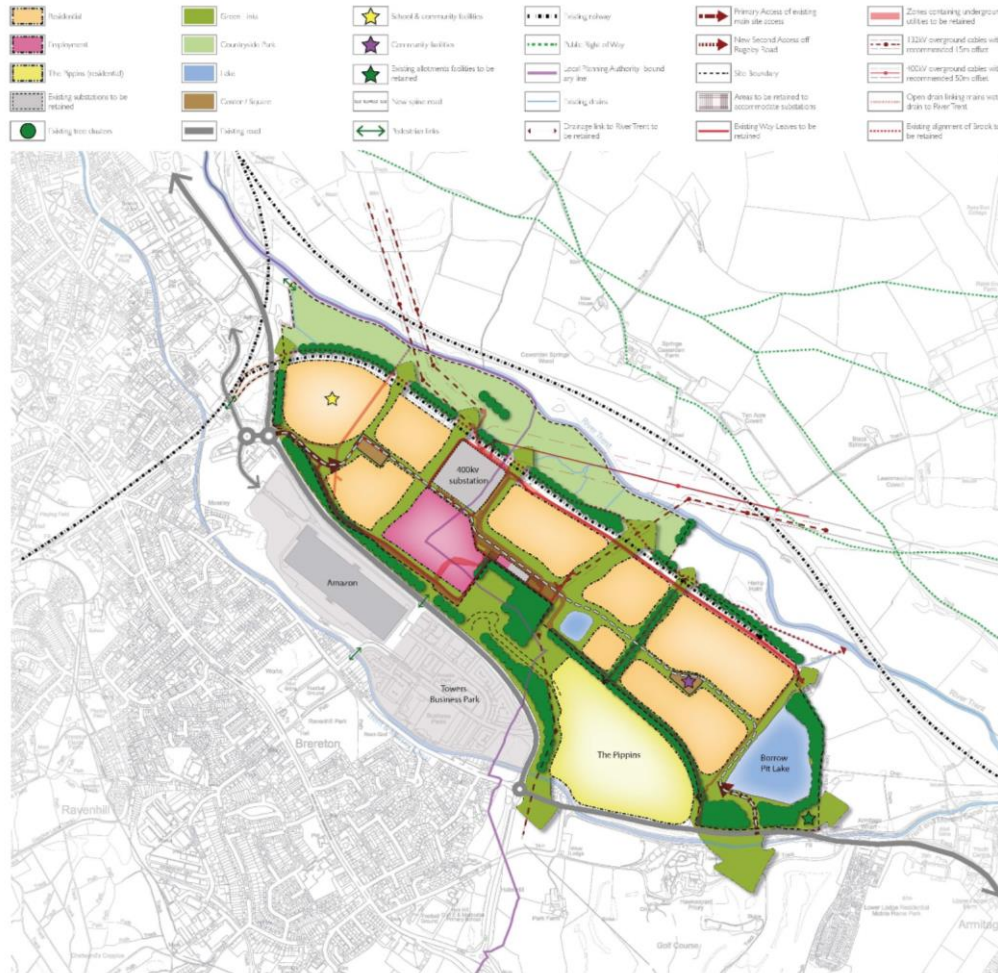
Site Constraints - Fixed & Intermediate

# Site Constraints





# Site Opportunities

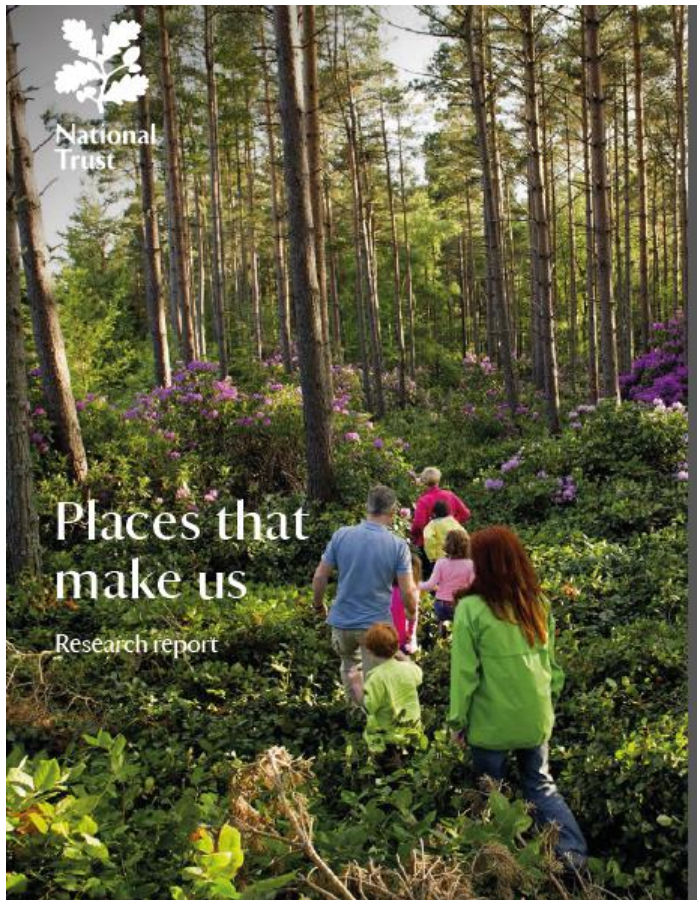


Site Opportunities - Conceptual Layout



# Introduction to Community Planning





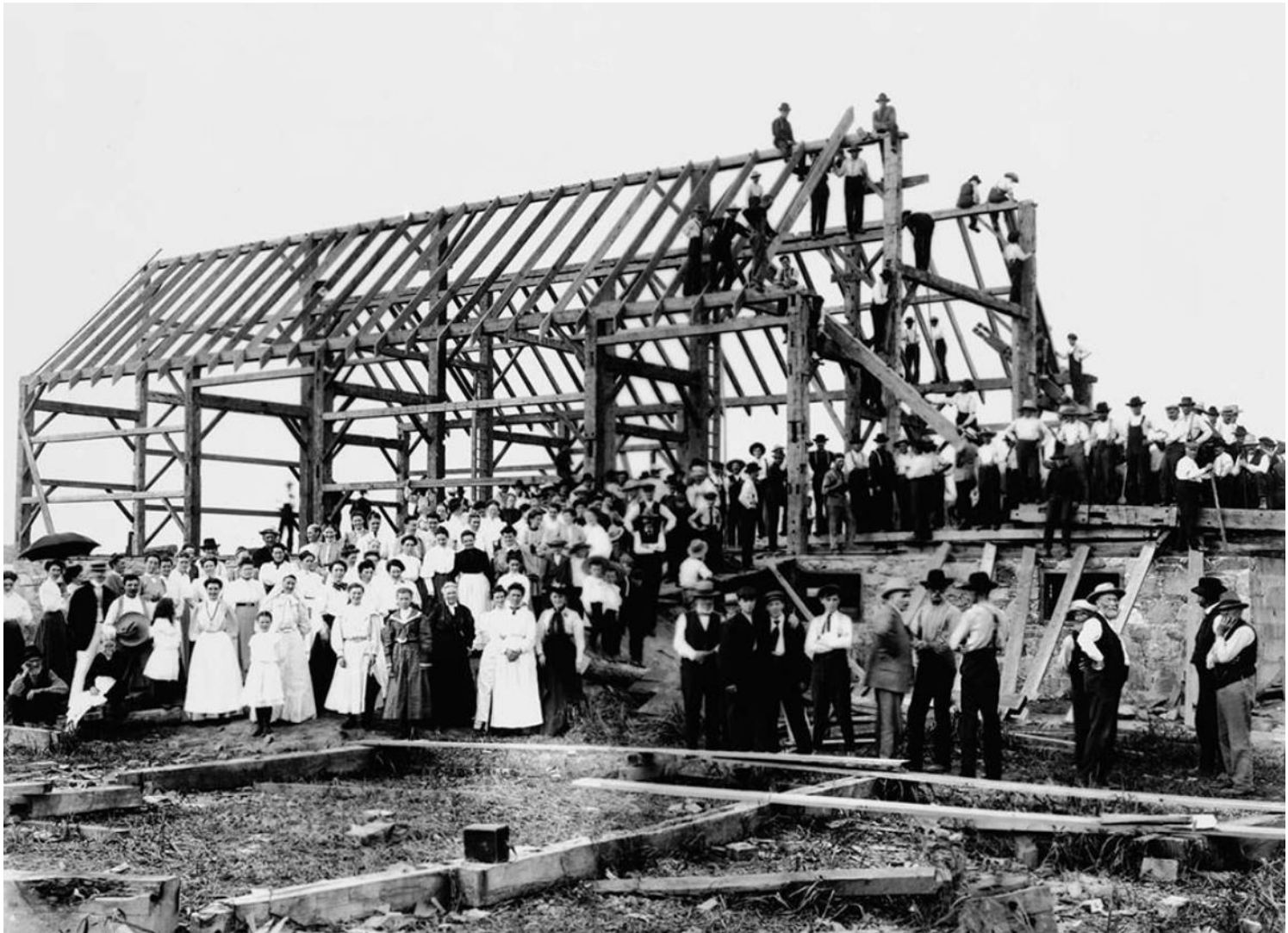
## National Trust Research Places That Make Us

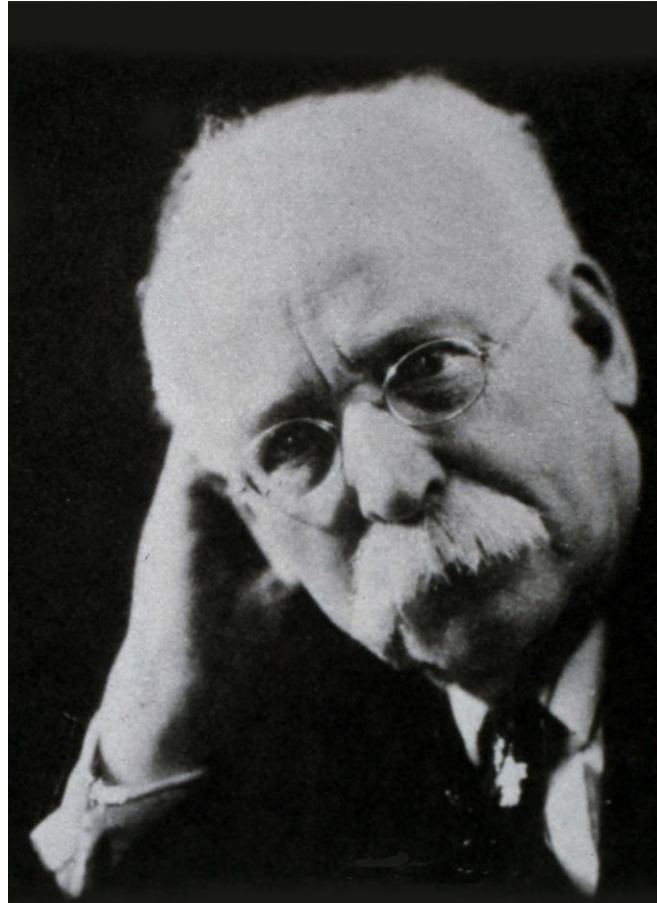
Places support us in four areas; **mental wellbeing, nostalgia, security and survival**

Response to special places much higher in the amygdala (known to process emotion) than response to meaningful objects, such as a wedding ring or photograph

8 out of 10 describe their place as being part of them (86%) and 58% agree that they 'feel like I belong' when visiting this place

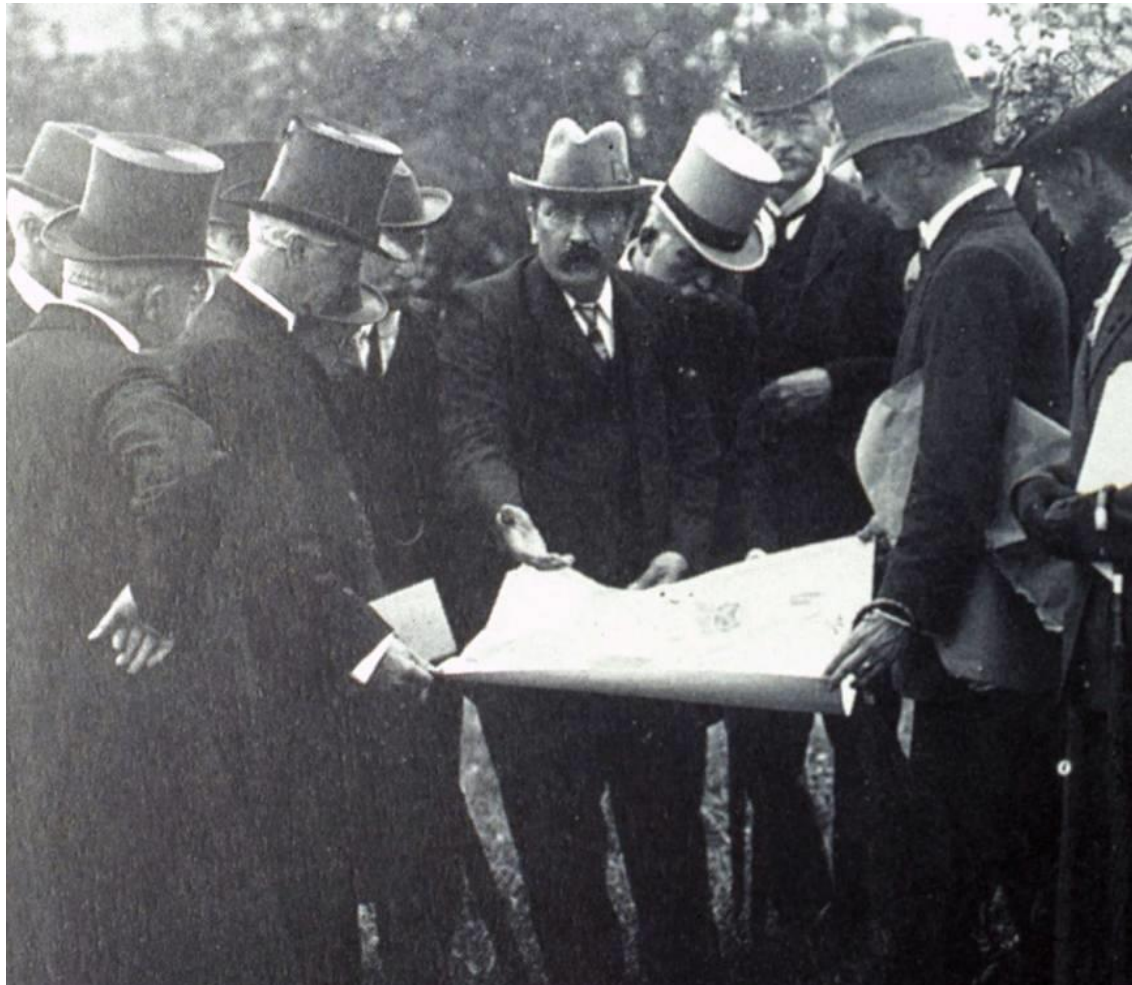
75% agree that they would like to pass on their love of their place to significant others and there is also a desire to share the connection they have with the place with others (79%)





## Professional expertise







Map data 2018: Google











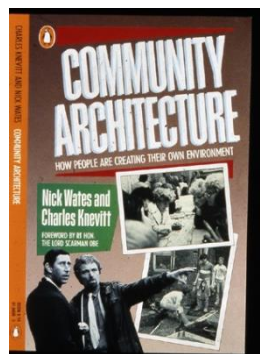




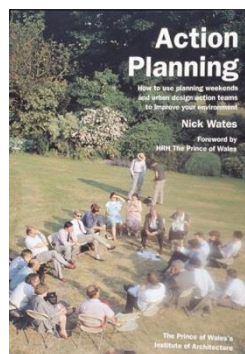
*“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”*

Jane Jacobs

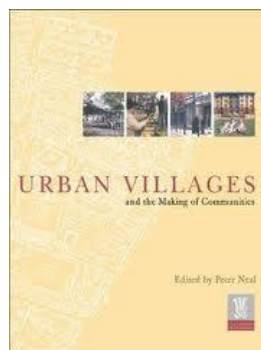
# Innovation Timeline



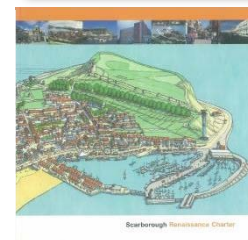
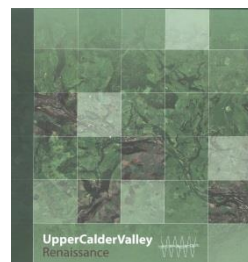
Community Architecture



Community Planning



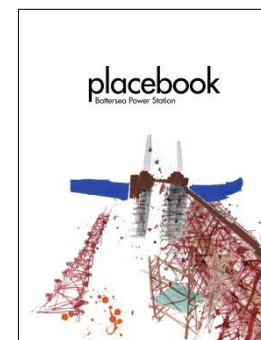
Urban Villages



Urban Renaissance



Academy of Urbanism



Placemaking Strategy







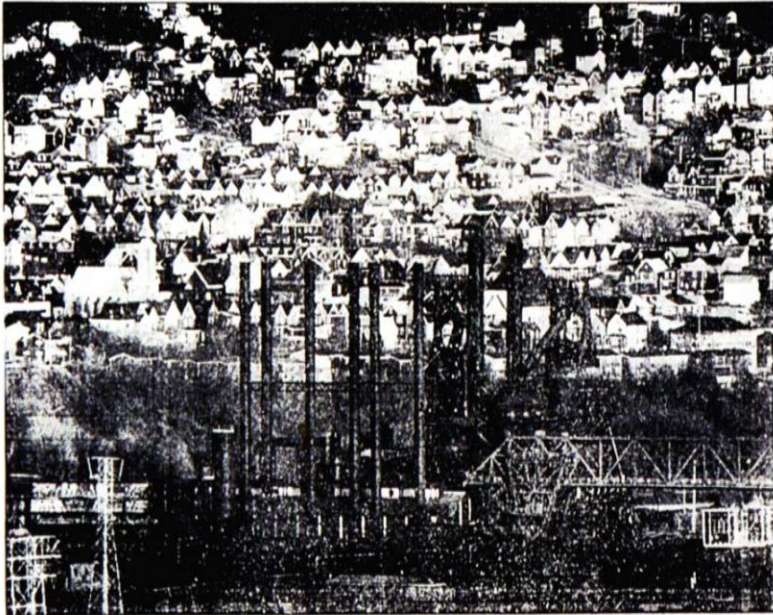


# The Pittsburgh Press

Vol. 104, No. 211 - Twenty-Fourth Century

THURSDAY, FEBRUARY 25, 1948

Final Edition



Thomas Onbey/The Pittsburgh Press

Smoke no longer billows from stacks at USX Corp.'s Homestead Works in the hard-hit Mon Valley

## Urban experts will blitz Mon Valley

By Mary Kane and Ellen M. Perimutter

The Pittsburgh Press

Starting this afternoon, the Monongahela River Valley will undergo an unorthodox scrutiny by a team of international experts involved in a five-day crash course on how to save the depressed industrial region.

Even the experts — architects, planners, designers, transportation and housing specialists — acknowledge they don't know whether their efforts will work. But, everyone figures, why not give it a try? "I think, in a way, the outcome is unpredictable," said Lawrence Buzsone, a team member who is a Cambridge, Mass., architect and urban planner.

"On the one hand, it's an almost naive approach in the sense that people come in for a few days and expect to understand the situation. But they bring in a



REMAKING CITIES

Buzsone is part of a 17-member team organized by the local chapter of the American Institute of Architects to study the Mon Valley. The national AIA created what became known as the Regional Urban Design Assistance Team in 1967.

The team, known as R.U.D.A.T., picks an area, descends upon it and provides a quick snapshot of what its future can be. A new team is chosen for each project.

Under the direction of local architect David Lewis,

Valley, a string of former steel towns along the Monongahela River. Specifically, the team will tour and investigate Homestead, Duquesne and McKeesport.

After interviewing people on the street, studying empty and converted mill sites and securing themselves for hours at a time, the team will issue a comprehensive report. They already will have completed extensive background work, including a digesting of earlier studies.

Next week, the report will be presented for study at the four-day international Remaking Cities conference, which will focus on urban decay. Prince Charles will give the closing address March 5 at the Benedum Center, Downtown.

Local and international urban participants say the team process is both exhilarating and frustrating. "We're bringing together different talents, so there is a fresh perspective of different people looking at

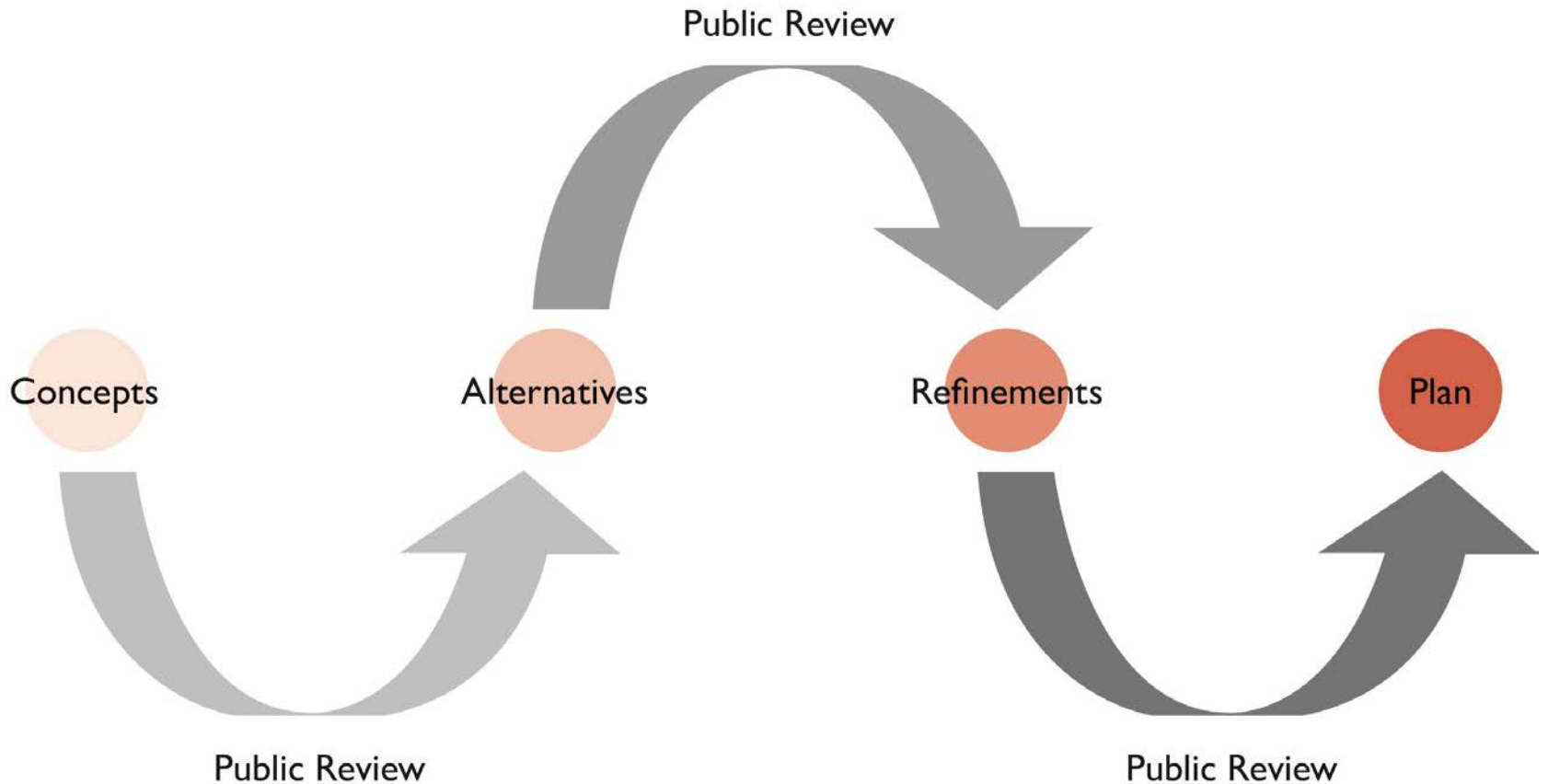




# Principles of Good Placemaking

1. Walkability & connectivity
2. Permeable, legible block structure
3. Mixed uses and diversity
4. Quality Architecture & Urban Design
5. Respect local heritage & distinctiveness
6. Sustainable & active transport
7. Environmental sustainability inc green & blue infrastructure
8. **Community and stakeholder participation**

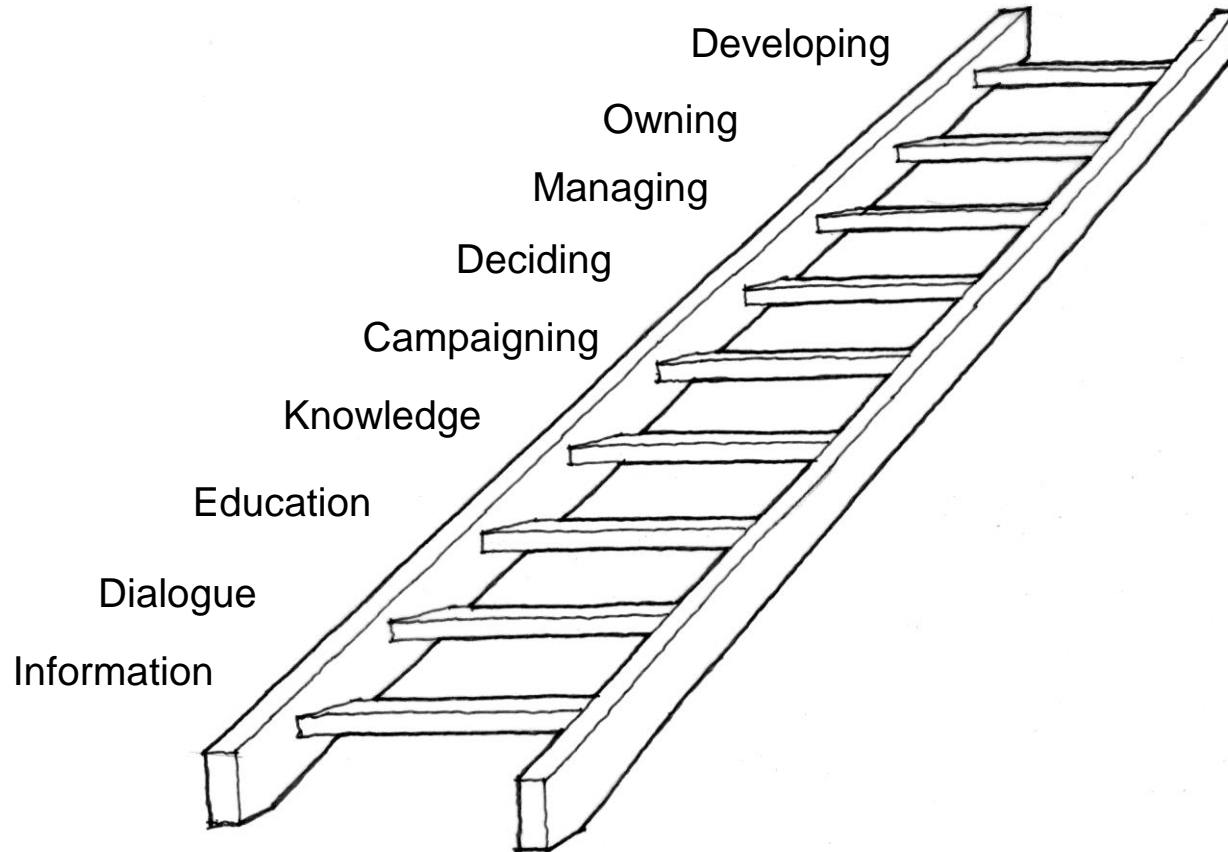
# Feedback loops

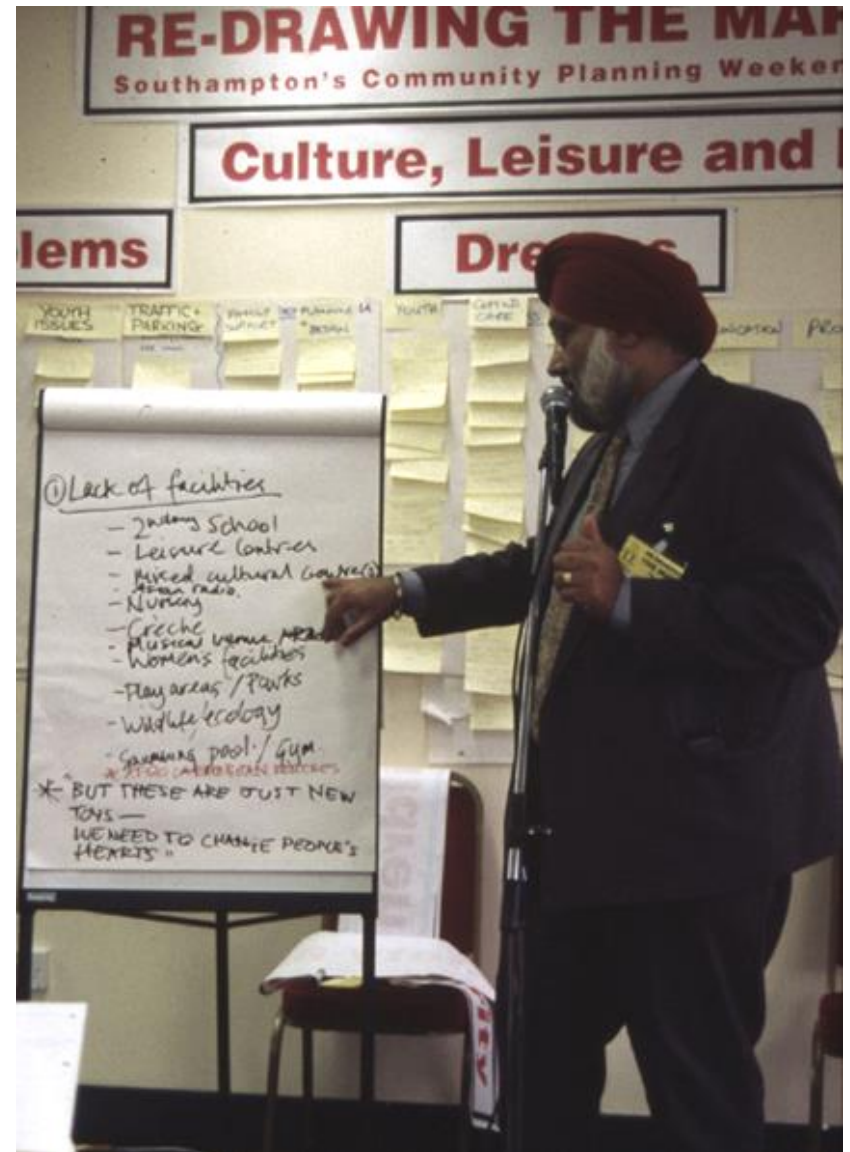


National Charrette Institute

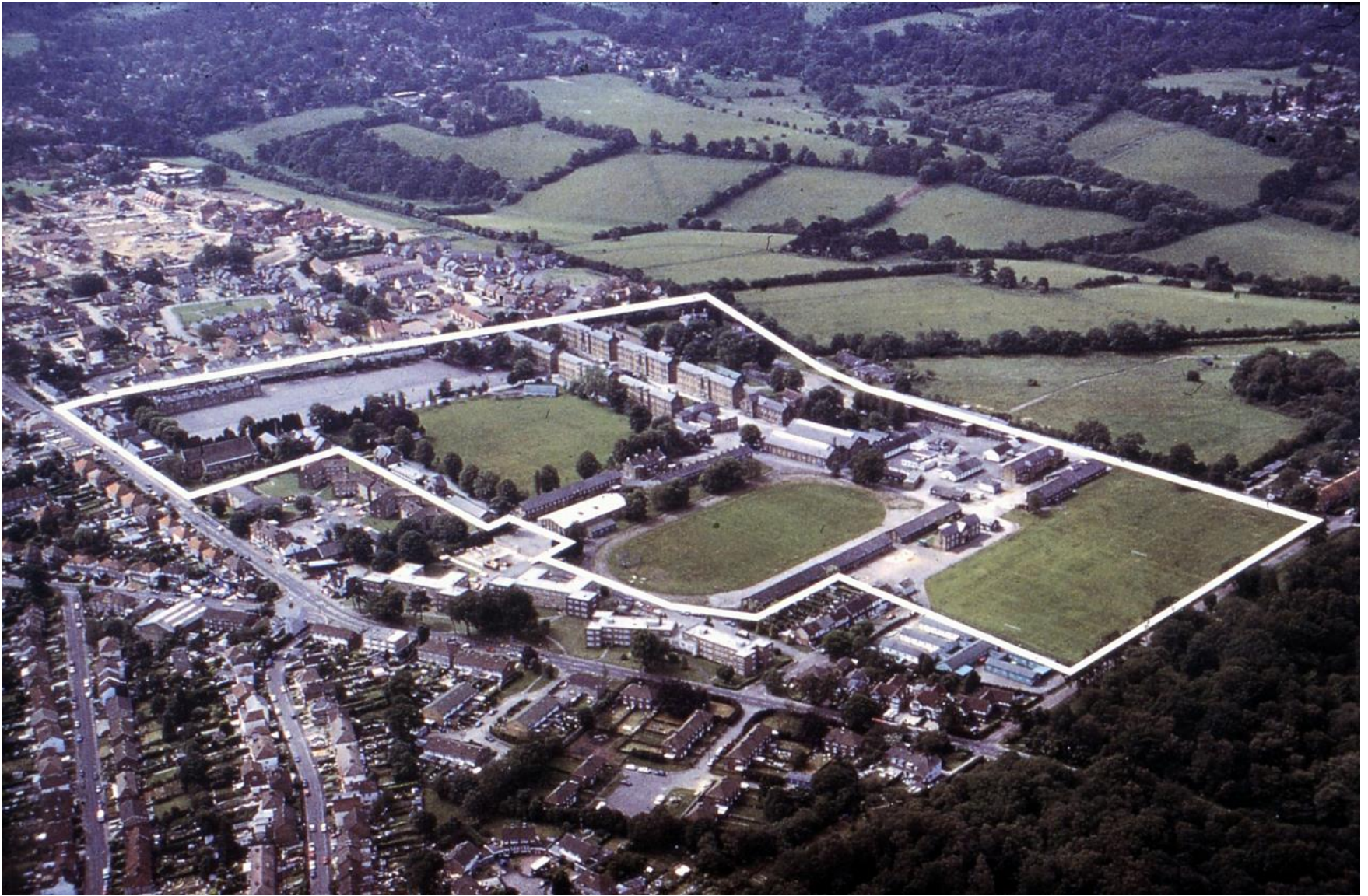


# The Ladder of Participation



















# A Vision for Scarborough

Community Planning Weekend

Friday 26th-Saturday 27th April 2002

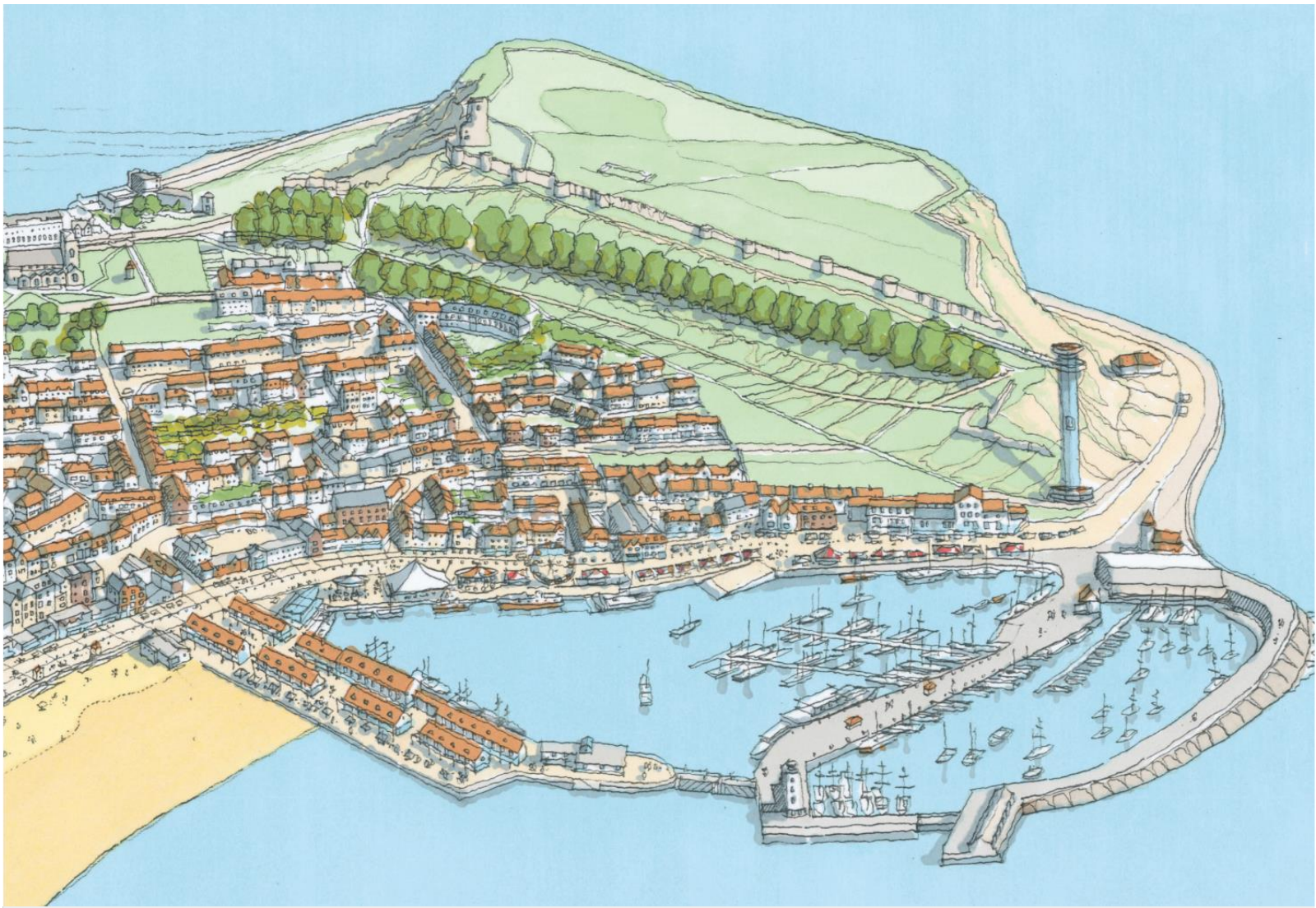
## The Spa Complex



The Community Planning Weekend is being organised by John Thompson & Partners and West 8 as part of Yorkshire Forwards Urban Renaissance Programme and with the support of Scarborough Borough Council. For Further information please contact: Sue Hargreaves at John Thompson & Partners, 70 Cowcross Street, London EC1M 6EJ Tel:0207 251 5135 Fax:0207 2515136 or E-mail [sh@jtp.co.uk](mailto:sh@jtp.co.uk)













# Success

Most Enterprising Place in  
Europe Award

Grand Jury First Prize 2010

International Association for  
Public Participation's (IAP2)  
Project of the Year 2010

Academy of Urbanism

The Great Town Award 2010

*"Scarborough was on the brink  
of terminal decline in 2001."*

Nick Taylor

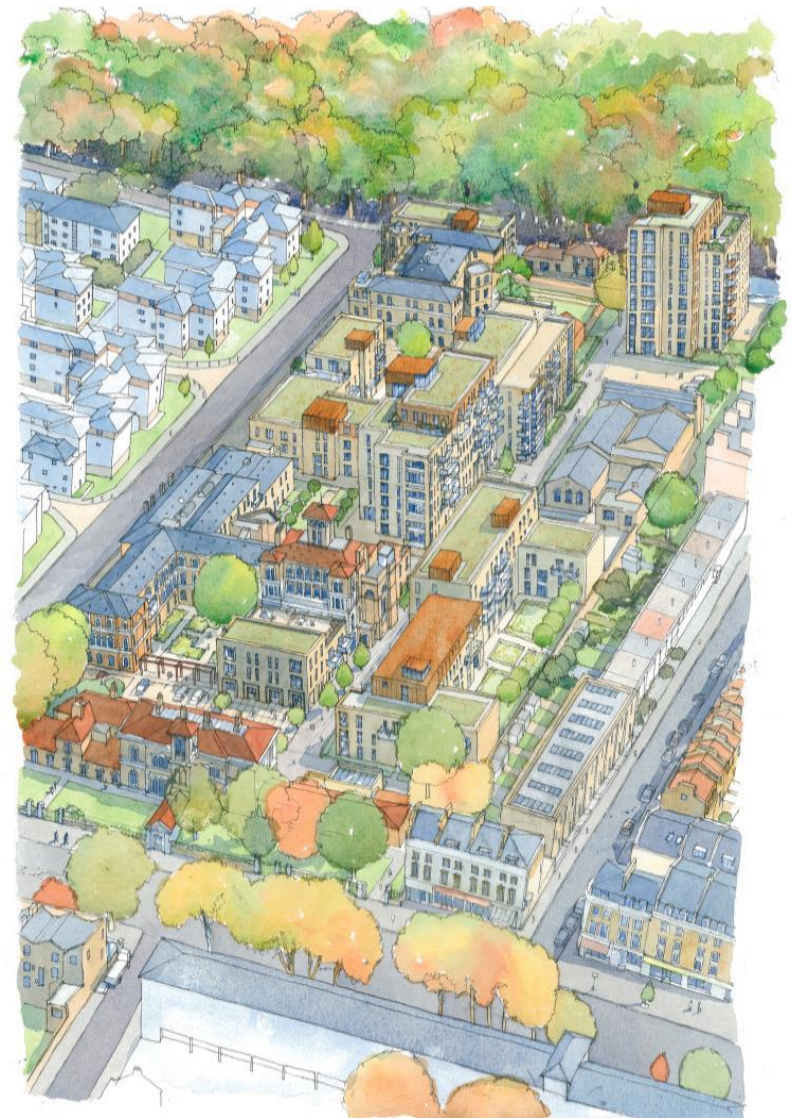
Scarborough Renaissance



# St Clement's Hospital

Winner Civic  
Voice Design  
Awards 2018

Housing





# Launch





# Exhibitions





# Site visits



# School workshops





# Sticky note workshops



# Sticky note workshops

The workshop board is organized into three main columns: **ISSUES**, **DREAMS**, and **SOLUTIONS**. Each column contains numerous sticky notes with handwritten text.

- ISSUES:** Includes categories like HEALTH, EDUCATION, CLT / CLT HOUSING, LOCATION / TRAFFIC / TRANSPORT LINKS, HERITAGE, YOUNG PEOPLE FACILITIES, FAMILIES, JOB OPPORTUNITIES, SITE ENVIRONMENT / AREA SAFETY, INEQUALITY, and CEMETERY PARK.
- DREAMS:** Includes categories like HERITAGE, INTERIOR, GREEN SPACES, VIBRANCY, ENVIRONMENT, RESTING, EXISTING COMMUNITY, HOUSING MODEL, WIDER DEVELOPMENT / PUB / SETTLEMENT / MIXED COMMUNITY, SUSTAINABILITY, GROW OWN FOOD, NOISE OF SITE, QUALITY, and CONNECTIVITY.
- SOLUTIONS:** Includes categories like COMMUNITY FACILITIES / CENTRE, HERITAGE / CAFE, HOUSING / RENTING, HOUSING NEEDS, INTEGRATION, PUBLIC CONSULTATION WITH WIDER COMMUNITY, CEMETERY PARK / GREEN SPACES, and ACCESSIBILITY.

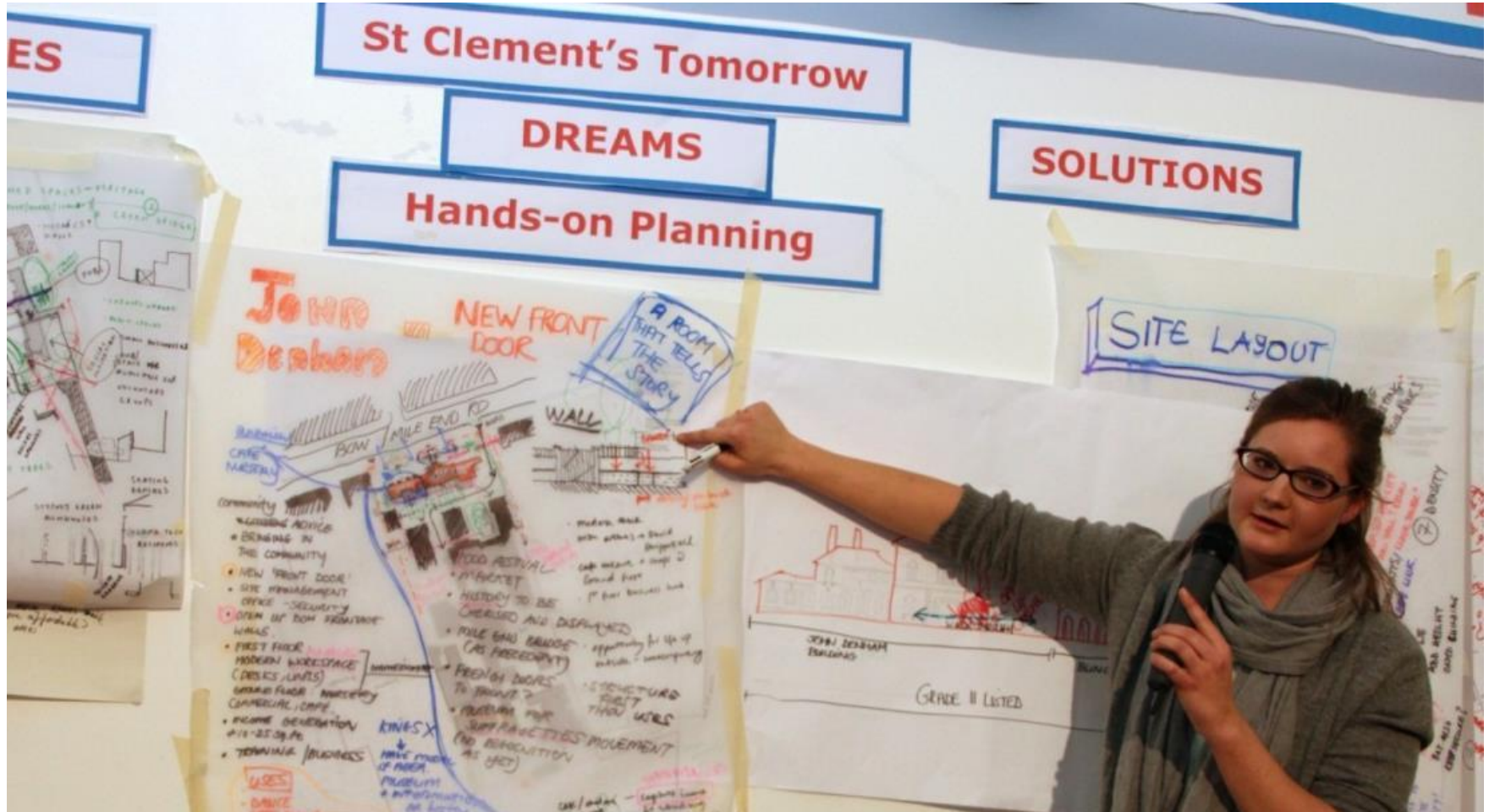
A woman with long dark hair, wearing a dark sweater and a scarf, stands to the right of the board, looking towards the camera. She has a name tag on her chest.



# Hands-on Planning



# Hands-on Planning





# Team working





# Vision





# Masterplan

A New Vision for St Clement's - Illustrative Masterplan





*“We want to speed the change up and introduce action now, preferably next week! We want a bow for Bow!”*

*Miranda Housden, local resident*







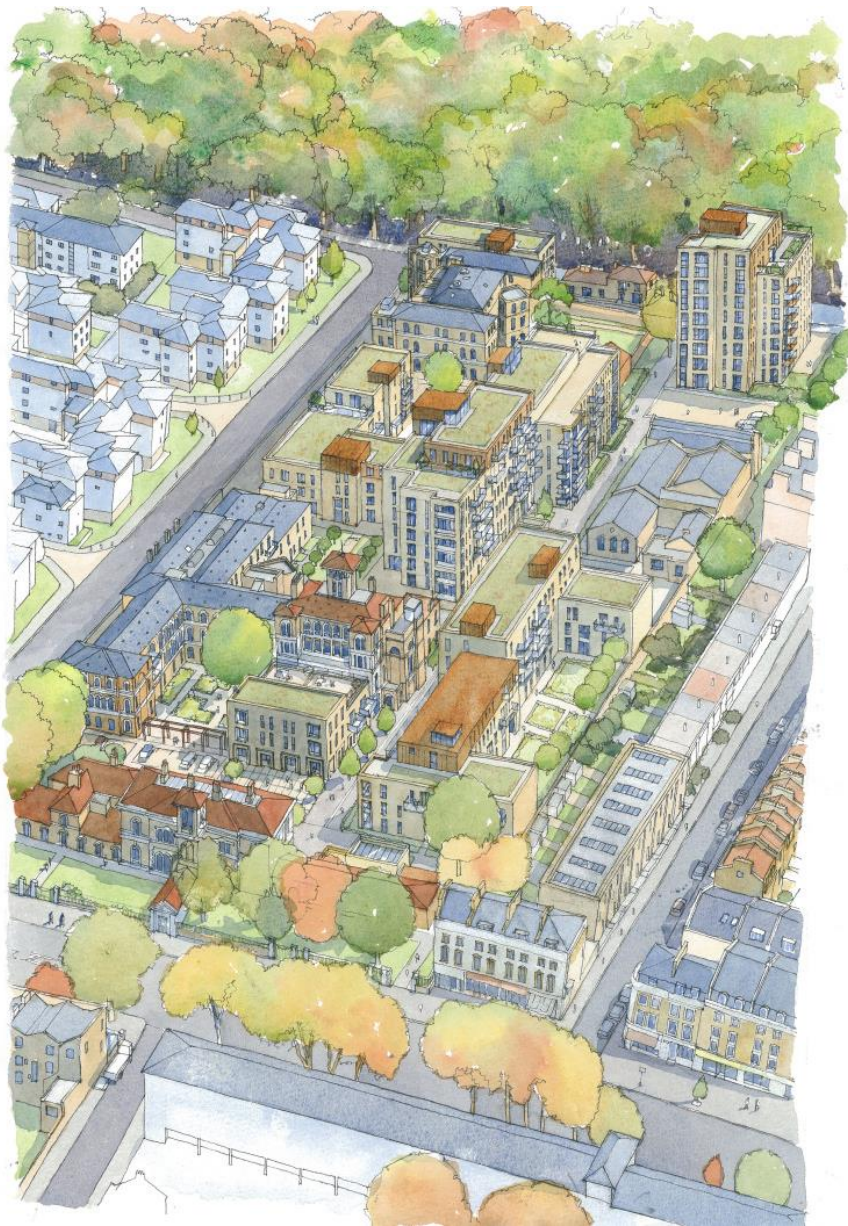
# Community forums











*“I have been genuinely and seriously impressed with the Community Planning Weekend process which helped create London’s first Community Land Trust at St Clements Hospital in Bow.”*

Dave Smith  
Director  
East London Community Land Trust

Detailed Planning and Listed  
Building Consent

Unanimously Approved by London  
Borough of Tower Hamlets  
Planning Committee













# Participation not Consultation



*“There has never been a better time for Civic Societies and other community organisations to claim a right to be fully involved in planning the places where they live. They have an opportunity to replace the current, often meaningless, consultations with collaborative Charrette processes that provide real, active community participation at an early stage in the preparation of local plans and masterplans for development sites.”*

Freddie Gick, Chairman  
Civic Voice



# Rugeley Power Station Community Planning Timeline



# Rugeley Power Station

## Community Planning Process

Launch of Community Planning and website  
20 November 2018

Community Planning Weekend  
Friday 30 November to Tuesday 04 December 2018

Ongoing community engagement  
Winter 2018 to Spring 2019

Submission of planning application  
Spring 2019



# Rugeley Power Station Community Planning Weekend

Friday 30 November to Tuesday 04 December 2018

You are invited to the Rugeley Power Station Community Planning Weekend to help shape a Vision for the future of this important site and its relationship with Rugeley.

**Everyone is welcome!**

## Community Planning Workshops & Exhibition

Friday 30 November 1.45pm - 6.30pm  
Saturday 01 December 10.45am - 4.30pm

## Report Back Presentation

Tuesday 04 December 6.45pm - 8.30pm

## Venue

Mansefield House, 40 Market Street,  
Rugeley WS15 2JL



Rugeley Power Station Community Planning Weekend is being organised by JTP on behalf of ENGIE. For more information please visit [jtp.co.uk/projects/rugeley](http://jtp.co.uk/projects/rugeley) or contact the JTP Community Planning team at [community@jtp.co.uk](mailto:community@jtp.co.uk) or on Freephone 0800 0126730.

[jtp.co.uk](http://jtp.co.uk)

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Friday 30 November to  
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**Everyone is welcome!**

## Background

In 2016 Rugeley Power Station ceased production of electricity to the National Grid and created the opportunity to deliver an exciting new future for the site through a mixed-use development. Site owner ENGIE - a leading energy, services and regeneration company - is committed to working closely with the local community and has appointed architects and urban designers JTP to facilitate the Community Planning Weekend.

## Community Planning Weekend

The Community Planning Weekend will be an opportunity to share local knowledge and contribute to shaping the new Vision through facilitated workshops and hands-on planning groups. There will also be an exhibition explaining the background of the site. Participation is on a drop-in basis - there is no need to pre-register - you can stay for a short while, a few hours or the whole event if you are able to. Team members will be on hand to answer questions.

## Report Back Presentation

After the public workshop days, the team will analyse and summarise the outcomes and draw up a Vision for the Rugeley Power Station site including an illustrative masterplan. This will be presented back to the local community on Tuesday 4 December.

Following the Community Planning Weekend, the ENGIE team will develop the proposals and prepare an outline planning application for submission in Spring 2019.

## Community Planning Workshops, Exhibition and Report Back will be at:

Mansefield House, 40 Market St, Rugeley WS15 2JL

### Friday 30 November

1.45pm Doors open & Exhibitions begin  
The exhibition runs until 6.30pm  
2.00 Welcome and Introduction  
2.10 **Dialogue Workshop - Rugeley Power Station Today**  
What are the issues and opportunities for the regeneration of the site and its relationship with Rugeley and the surrounding area?  
**Young People's Workshop** - Young people to talk about the site and to draw ideas for the future.  
3.15 Refreshment break  
3.30 **Hands-on Planning Groups**  
Work in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area and start to plan ideas for the future.  
4.45 Refreshment break  
5.00 **Feedback** from Hands-on Planning Groups  
5.30 Workshops and groups conclude  
6.30 Exhibitions close

### Saturday 01 December

10.45am Doors open and Exhibitions begin  
The exhibition runs until 4.30pm  
11.00 Welcome and Introduction  
11.10 **Dialogue Workshop - Rugeley Power Station Tomorrow**  
What are the opportunities to regenerate the site to create an exemplar 21st century neighbourhood connected to Rugeley and the wider area?  
**Young People's Workshop** - Another opportunity for young people to talk about the site and to draw ideas for the future.  
12.45pm Lunch break  
1.30 **Hands-on Planning Groups**  
Work in small, facilitated groups to consider key issues for the site and its relationship with the wider area and start to plan ideas for the future.  
**Young People's Workshop (continued)**  
3.00 Refreshment break  
3.00 **Feedback** from Hands-on Planning Groups  
3.30 **Next Steps**  
4.00 Workshops conclude  
4.30 Exhibitions close

### Tuesday 04 December

**Report Back Presentation**  
6.45pm Doors open  
7.00 **Report Back** of the Vision for Rugeley Power Station  
8.30 Close



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**Young People's Workshop** (*continued*)
- 2.45 Refreshment break
- 3.00 **Feedback** from Hands-on Planning Groups
- 3.30 **Next Steps**
- 4.00 Workshops conclude
- 4.30 Exhibitions close





Thank you

# Q&A

## Rugeley Power Station

Community Planning Weekend

Friday 30 November to Tuesday 04 December 2018

*[jtp.co.uk/projects/rugeley](http://jtp.co.uk/projects/rugeley)*



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