



Quarter Masters Store converted into Health and Fitness Centre



building community: the process

The board is made up of:-

- 4 local representatives of user groups
- 1 elected trustee of local parish council
- 1 employer on the site for a 5 year term
- 1 resident on the site for a 3 year term
- 1 legal representative
- 1 financial representative
- Chairman

A full time Chief Executive was appointed in September 2000

A financial contribution was provided by Linden Homes to establish and maintain the Trust, with buildings and prime pumping finance conveyed to the Trust as assets.

Linden Homes acknowledged public consultation was always part of the planning process. Caterham Barracks was the first time that they had invited public participation prior to the preparation of proposals.

A Community Planning Weekend was organised to enable local people to put forward their views. Over the course of the event 1000 people came to look at the Barracks and participate in workshops and hands-on planning sessions. A Young People's workshop enabled local children to give their ideas for the future.

Continuing community involvement was a key recommendation from the Weekend. A Steering Group was established to provide a forum for local residents, councillors, special interest groups and Linden Homes. The Caterham Barracks Local Group met in April 1998, and expanded into a number of specialist sub-groups that met on over 50 occasions - during the summer involving over 100 local people. A series of spaces were presented to Tandridge District Council.

The Caterham Barracks Community Development Trust

building community: a sense of place

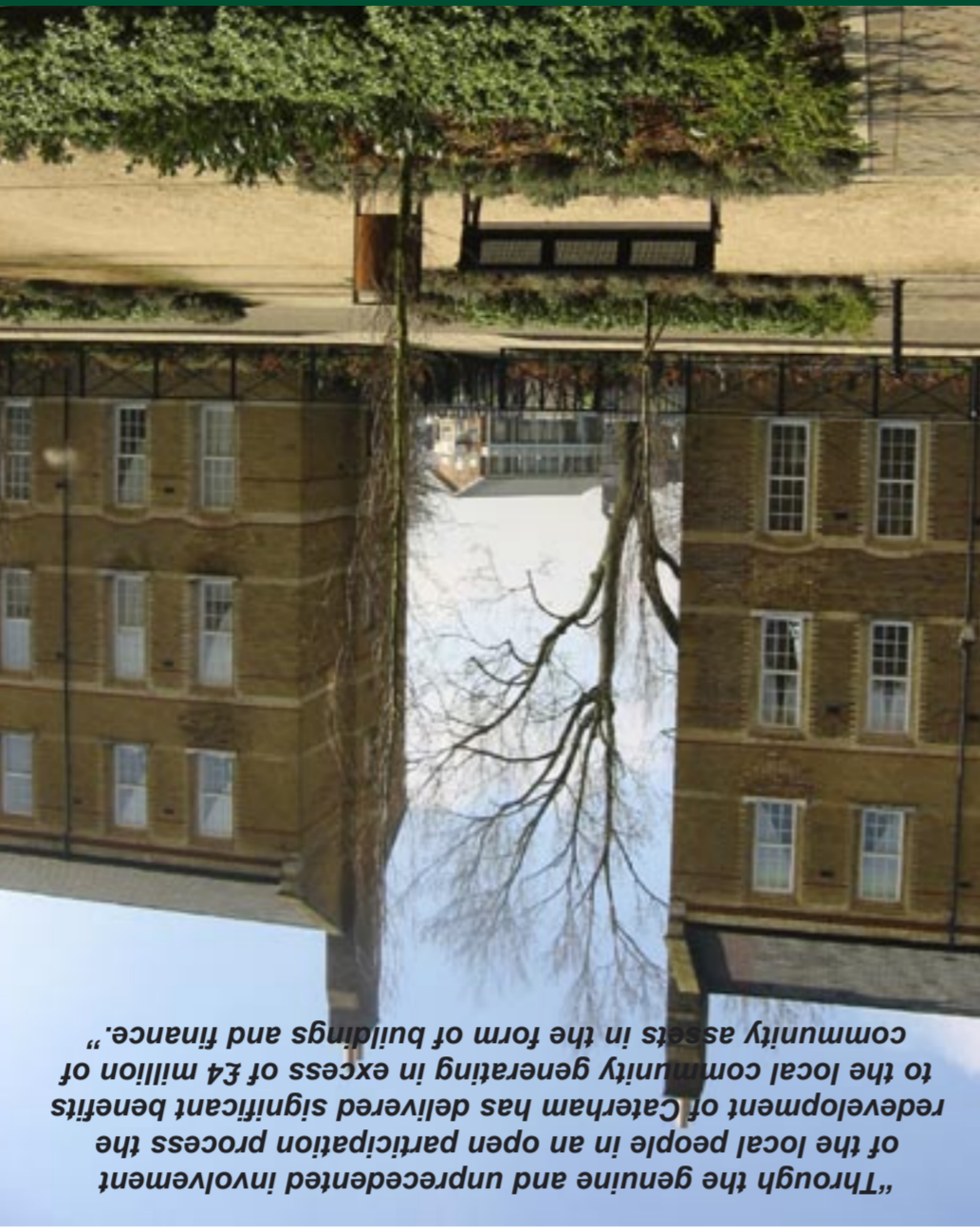
At present the Skatepark is open for regular sessions on weekday evenings and Saturdays. Special events are planned for school holidays. The admission charge is kept to a minimum to ensure that the park is affordable to all young people. Long term proposals are being prepared and funds raised for the building of a more permanent purpose built, facility on the former rifle range.

**Skateham CR3 Youth Project**

During the summer of 1999 a Youth Conference led to the creation of the CR3 Youth Project - 'Skateham' providing skateboard, inline and BMX facilities in the former gymnasium. Currently their membership is 6000 with between 350 and 500 young people attending weekly. This activity was transferred in March 2002 to the Chapel.



building community: the process



building community: a sense of place

*"Through the genuine and unprecedented involvement of the local people in an open participation process the redevelopment of Caterham has delivered significant benefits to the local community generating in excess of £4 million of community assets in the form of buildings and finance."*



The design and detailing of the affordable housing is indistinguishable from the private for sale accommodation.



building community: a sense of place



building community: a sense of place

building community: environmental initiatives

**Movement**  
The development encourages more sustainable forms of transport and less dependence on the private motor car through a strategy which includes a range of initiatives to make public transport, cycling and walking more attractive.

**Public Transport**  
The 'Village Flyer' bus service running on a 30 minute frequency commenced in September 2000 linking The Village with Caterham Valley and Caterham railway station. Provided by Metrobus the low floor, kneeling bus follows a loop through the site ensuring all residents are within 250m (5 minutes walk) of a bus stop.

Bus vouchers are given to all residents to encourage bus usage, and an annual commitment through a charge placed on private residents leads to a sustainable services.

**Highway Layout**  
A key aim has been to create an environment where the highway layout does not dominate. Roads have been designed to limit vehicle speeds to a maximum of 20 mph with traffic calming achieved by the layout of the streets. Innovative solutions have been developed in conjunction with Surrey County Council which include limited forward visibility, tight radii, narrow sections of carriageway, offset alignments and distinctive surface treatments.

**Car Parking**  
Within the site reduced car parking standards are adopted with car ownership restricted by covenant. A strategy of shared parking between uses seeks to reduce the extent of parking on site. Linden Homes have undertaken a commuter plan to promote alternative modes of travel to work.

**Pedestrian and Cycle**  
The proposals provide a high level of pedestrian and cycle accessibility. Multiple access points have been provided into the site with an extensive network of footpaths linking to adjacent neighbourhoods, roads, footpaths and the open countryside. Paths are overlooked by dwellings to provide natural surveillance. The converted apartments and houses in the existing barracks have been provided with a communal store for cycles.

**Environmental Initiatives**  
The redevelopment at Caterham Barracks seeks to provide a development that minimises adverse effects on the environment through initiatives including:-

**Recycling**  
Water consumption is minimised through waste reduction and recycling. Water butts will reduce consumption, whilst the use of soakaways and porous surfaces will ensure the slow release of water into the surrounding area.

The project reuses existing materials including bricks and slates arising from the demolitions. Over 350,000 bricks have been reclaimed. Hardcore has been crushed on site and spoil from excavations will help form the skateboard park and reduce the amount of construction traffic.

**Energy Efficiency**  
Energy efficient design through the use of condensing boilers in all dwellings as standard, and building each dwelling to achieve a National Home Energy Rating of 9.0 or higher.



photographs of Caterham Village © John Thompson & Partners



ARCHITECTURE  
URBAN DESIGN  
COMMUNITY PLANNING

**JOHN THOMPSON & PARTNERS**  
70 Cowcross Street London EC1M 6EJ  
Tel: 00 44 (0)20 7251 5135  
Fax: 00 44 (0)20 7251 5136  
E-mail: jt@jtp.co.uk  
www.jtp.co.uk

Offices in:  
**London • Edinburgh • Berlin**

**LINDEN HOMES**  
Linden House  
Guards Avenue  
The Village  
Caterham-on-the-Hill  
Surrey CR3 5ZB

**THE GUINNESS TRUST**  
3rd Floor  
Beulah Court  
Albert Road  
Horley  
Surrey RH6 7HP

**Planning:** Lennon Planning  
**Transport:** Babtie  
**Landscape Architects:** Whitelaw Turkington  
**Production Drawings & Infrastructure:** BDG Design

In collaboration with:-  
Surrey Community Development Trust  
Anchor Trust  
Tandridge District Council  
Surrey County Council

**The Village at Caterham Barracks  
Caterham-on-the-Hill, Surrey**

Linden Homes & The Guinness Trust

Since 1877, the barracks at Caterham was a dominating presence in the community of Caterham-on-the-Hill until the last regiment of the guards moved out in 1995. Its closure made a significant impact on the social and economic life of the town and left a void in the community.

Linden Homes purchased the 57 acre site from the Ministry of Defence early in 1998. John Thompson & Partners were commissioned in January 1998 to instigate a community participation process and to prepare a masterplan for the site. Guinness Trust were selected as the Registered Social Landlord.

A Planning Weekend was held in March 1998 and a consensus emerged for an integrated community with a mix of uses that would serve both new residents and businesses, as well providing complementary facilities for Caterham-on-the-Hill.

The redevelopment of the barracks site is based upon urban village principles with a sense of place created through high quality design, the retention of existing buildings and enhancement of key spaces.

Outline planning approval was granted by Tandridge District Council in June 1999, with the proposals delivered through a six-phase programme due for completion in 2006.



**The Village at Caterham Barracks**  
JOHN THOMPSON & PARTNERS



*"The revitalisation of this brownfield site has demonstrated the effectiveness of partnership between the private and public sectors and the local community. Its integrated approach has minimised adverse environmental effects, whilst creating significant community benefits and achieving an economically viable scheme."*  
(RTPI)