

STANFIELD GARDEN VILLAGES VISION & DELIVERY

A HUMAN + NATURE PROJECT WITH GLAVENHILL

Document produced on behalf of Human + Nature by Periscope.

CLIENT TEAM



GLAVENHILL

PROJECT TEAM

Lanpro»

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EFFEKT

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FOREWORD

NEW TYPES OF CHALLENGE: ACTING LOCALLY IN PLACES WE KNOW AND LOVE

As we move into the third decade of the 21st-Century there are wonderful, unprecedented opportunities for progress but also many extraordinary challenges. Some of these challenges - for instance, climate change and the loss of natural habitats and biological diversity - are actually new types of challenge and they demand new types of responses globally. But also and critically, they rely upon us taking action as individuals, communities, and in businesses and government at the local level, for it is locally where we can act together among and alongside friends, family and neighbours in places we know and love.

HOMES AND PLACES

One constant in all of this is the universal human need to be housed well. It is perhaps not just a hope but an imperative for all to have access to the security, the comfort and actually (why not?) - the joy - of belonging in and stamping our personality on our own home. We can all function so much better when anchored by a good home. And how much better yet when we're able to live not just in homes but in whole places that have character, amenity and even soul; places help build the bonds and bridges of community. While it is clear that all communities are different, we certainly know when we are in one.

COMMUNITIES WITH VITALITY AND RESILIENCE

Sad to say, but it would seem there is not much evidence that we're good at this in the UK. Many people - far too many in fact - are priced out of a home and they have too few sound options to rent; we're faced with the prospect of living in no-place developments that struggle to establish and sustain true communities with vitality and resilience. Adding insult to injury, they also kill rather than regenerate natural habitats and substantially add to the burden of catastrophic climate change, even while failing to invest in increasingly essential resilience and adaptability.

LEARNING THE HARD WAY

Stanfield Garden Village - or what we at Human+Nature are provisionally calling the Hethel Project - can break this pattern. Human+Nature has high ambition and bold goals and usefully, experience has made us hard-bitten cynics

too. We bear the scars of many years of applied idealism yet return to this opportunity, in a new and growing portfolio, with lessons learned. We have learnt the hard way about how to plan, design, engage and communicate, how to appraise and finance, control, direct, coordinate and ultimately - with excellent investors and partners - deliver affordable and uncompromised housing choice for everyone in places that work, in communities where people can flourish, where the new, greener economy can thrive and that are truly fit to meet the special challenges and seize the particular opportunities of this perplexing yet exciting moment in history.

ACCELERATED DELIVERY OF 6,000 HOMES

The Hethel Project has been explicitly conceived, planned and designed for accelerated delivery - 5000 affordable homes in multiple, varied, carbon positive and enterprise-rich, sustainable village clusters over 10 years and 1,000 additional one off-homes or 'specials' over 15 years in total. These village clusters will be stitched together to cumulatively make remarkable places to live and work. It will change the model of how homes fit for the 21st-century can be delivered for families - in place - in the UK

JOB IN THE NEW ECONOMY

These new, low impact, Garden Villages benefit hugely of course from being set in a beautiful south Norfolk landscape. Over time, this be will be managed with farming and ecological innovators of all kinds to become a living example of the regenerative, sustainable food and farming technologies, methods, markets and indeed consumption of the future, creating multiple enterprise, education, training and employment opportunities and enriching habitat.

DELIVERABILITY INSPIRED THIS PLACE CONCEPT

At the invitation of Glavenhill, we have taken this project on because, among many other qualities, the land is made available to us at a pre-determined price and by one landowner not several; it is big enough to make a whole place and grow a resilient and sustainable economy and community; it can be developed as a sequence of relatively self-contained villages that are largely 'off-grid' and does not require crazy amounts of up-front investment in primary infrastructure. There is no need for major road improvements - certainly not in the first instance.

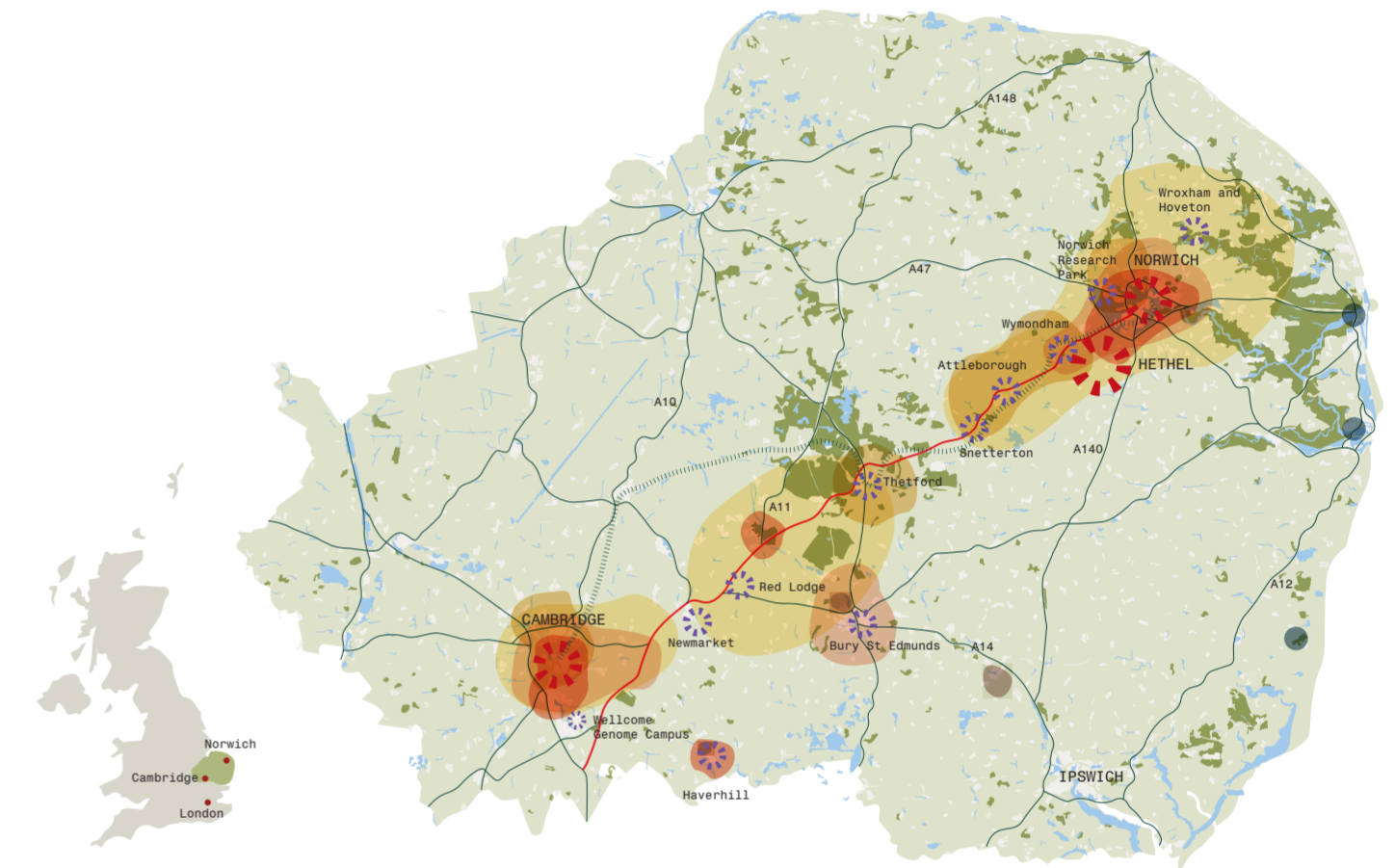
SUPERB LOCATION, CAREFULLY RESEARCHED AND PROMOTED

The Hethel Project is superbly located in relation to the city of Norwich, has synergies with Wymondham - its closest neighbour - has excellent access to rail services, an existing footbridge over the A11, and few planning constraints. It is situated in the emerging tech corridor, close to existing employment, alongside the Innovation Centre and Hethel2, and the former Lotus plant now run by Geely. The site was carefully researched by Lanpro and diligently selected for a substantial new settlement.

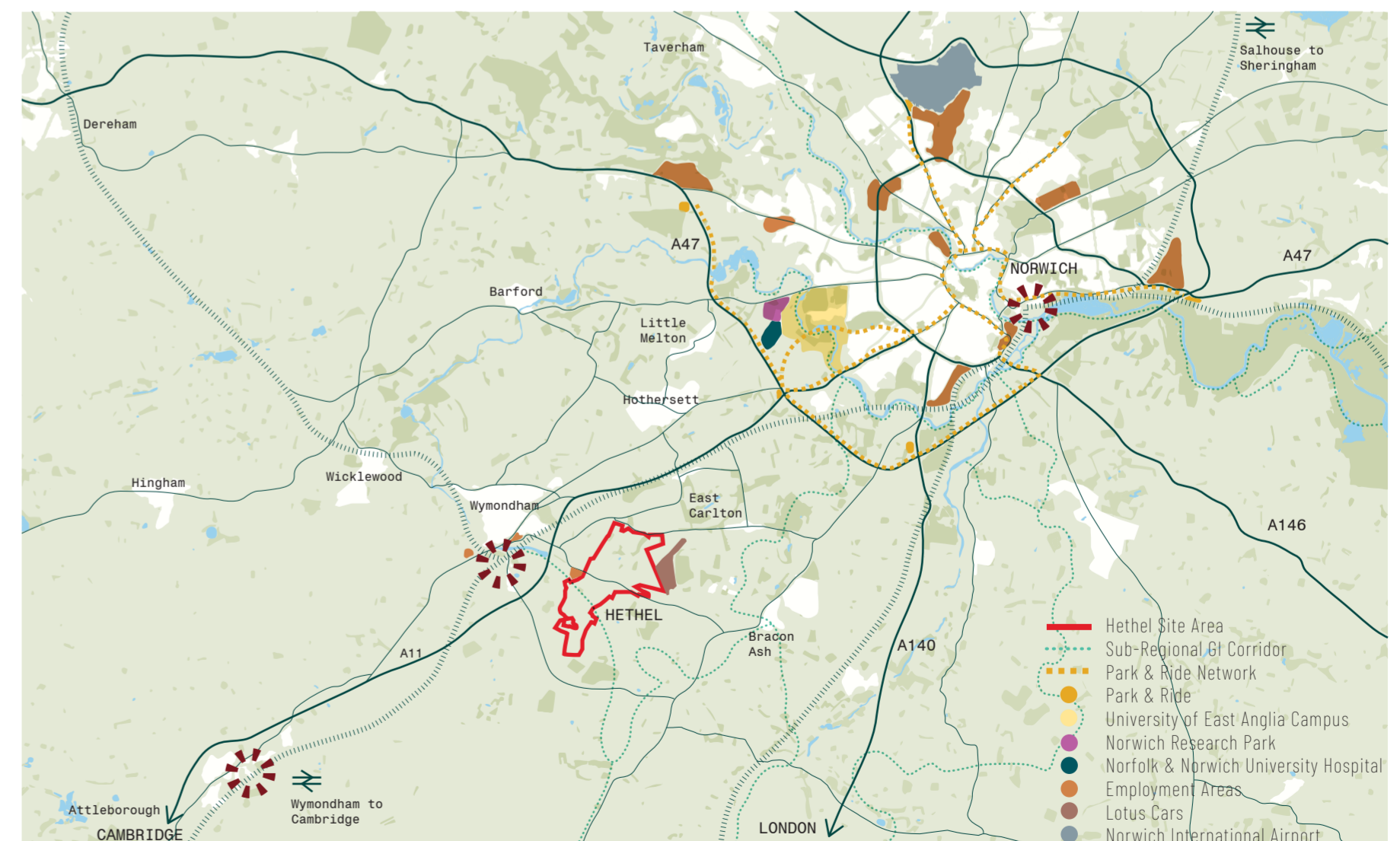
IMPACT INVESTMENT AD PARTNERS EXECUTING AT UNPRECEDENTED SPEED

We are establishing a suite of bespoke, integrated spatial, design and development typologies and codes that, with the benefit of highly tuned and motivated IMPACT investment and appropriate partners, can be executed at unprecedented speed without sacrificing quality or the integrity of place.

Jonathan Smales
Human+Nature



Cambridge Norwich Technology Corridor



Regional Context

IN BRIEF

- 5,000 affordable homes in 10 years, 6,000 in total
- 25 villages forming 8 clusters
- Houses made from natural and renewable materials in a circular economy model
- 5 principal housing typologies with infinite local and individual adaptations
- Bespoke homes by engineers AKTII and our team of highly experienced architects, made on site in modular form and hand-finished on site by newly-trained local labour (Human+Nature's 'Raw+Craft' designs): designed for Manufacture and Assembly (DfMA) utilising Modern Methods of Construction (MMC)
- The low cost of infrastructure and construction enables affordability which in turn reduces market risk and speeds delivery
- Situated in the Cambridge Norwich Technology Corridor
- A town centre kick-started from day 1 by the development of a series of unique visitor destinations which become woven into village clusters; the epicentre grows to become a highly appealing, compact centre with multiple employers, education, small-scale retail, social, sport, leisure and cultural facilities

- 8,000 jobs in 20 years
- Low impact and carbon positive across the whole footprint of the place and lifestyles
- A regenerated and resilient landscape and habitats, super-connected and full of new life
- Small-scale sustainable food and farming enterprises, research and innovations throughout the scheme
- All-electric vehicles, shuttle services, deeply-embedded bike culture using a network of safe and beautiful streets, lanes and tracks
- A sustainable development and new economy initiative of international significance
- World-class designers, engineers, ecologists, farming specialists, entrepreneurs
- Enabled by IMPACT investment

The 'Norwich Energy & Innovation Centre', also known as 'Hethel 2' or 'Hethel +', from where we anticipate the Modular Housing to be assembled and from where we will obtain our heat and power via their 40 Gw anaerobic digester. will have capacity to heat 10,000 homes.

3.0

5000 AFFORDABLE HOMES IN 10 YEARS



Ringkøbing K by Effekt

The Hethel Project was conceived and is being designed for accelerated delivery enabling us to build and indeed sell and rent 5,000 new homes in 10 years with a further 1,000 'specials' without compromising quality.

How can it achieve this?

We have gone back to first principles of what a home is and how genuine communities can form in a new place quickly. The whole is underpinned by an uncompromising approach to sustainability and within that access to homes for all via genuine affordability.

This led us to the concepts of:

CORE TYPOLOGIES

A disciplined suite of simple core housing typologies capable of almost infinite variation and adaptation over time; this in turn enables highly cost-effective, robust construction and elemental quality

SIMPLE STRUCTURES

We are not mimicking a volume housebuilder product but instead offering simple, elegant well-proportioned structures and volumes that can accommodate multiple different configurations for households of different kinds

LOW IMPACT VILLAGES

Small, sensitive and low impact 'villages' will be built in 4 or 5 locations at once, connecting to existing roads and lanes to minimise initial primary infrastructure costs; these villages will each comprise 100-250 homes, will feel like complete places in themselves and eventually knit together

to form clusters that support primary schools and nurseries, distributed employment and commerce and myriad food, farming and ecological regeneration initiatives

MATURE LANDSCAPE SETTING

Initial villages will be relatively self-contained, largely off-grid, and benefit immediately from a mature landscape setting, footpaths, bike lanes and an electric bus shuttle service and car share and club to support connectivity and movement with zero local air pollution

NATURAL MATERIALS

We will build primarily using timber and other natural materials sourced in volume for economic advantage

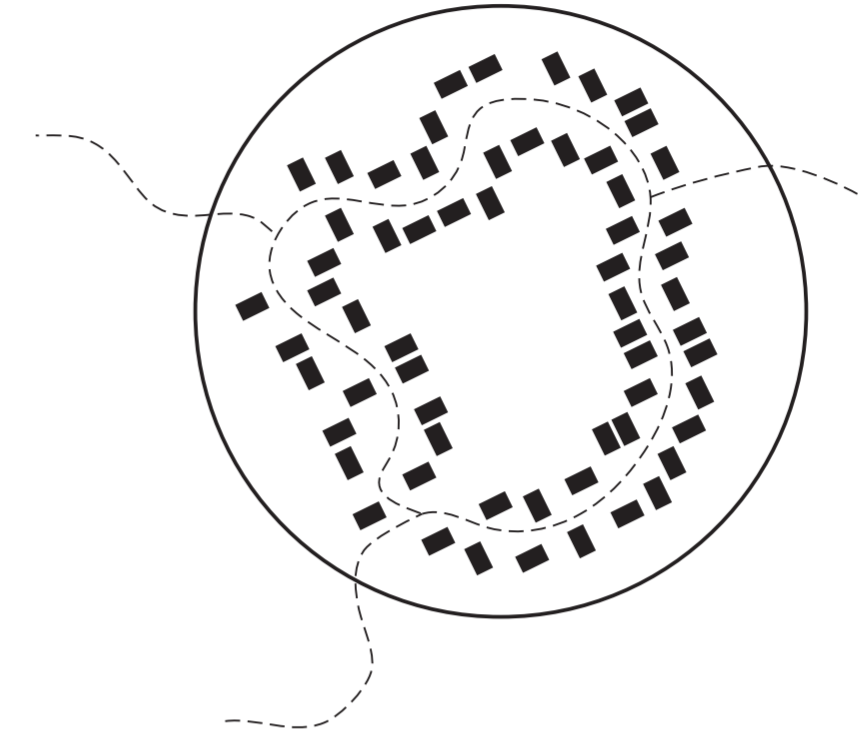
PRICES ALL CAN AFFORD

The affordability of the basic typologies enables us to offer homes at prices the large majority of households can afford which significantly reduces market risk; this, in turn, allows us to order in volume, achieve critical mass quickly and reduce costs further around the concept of village and village clusters.

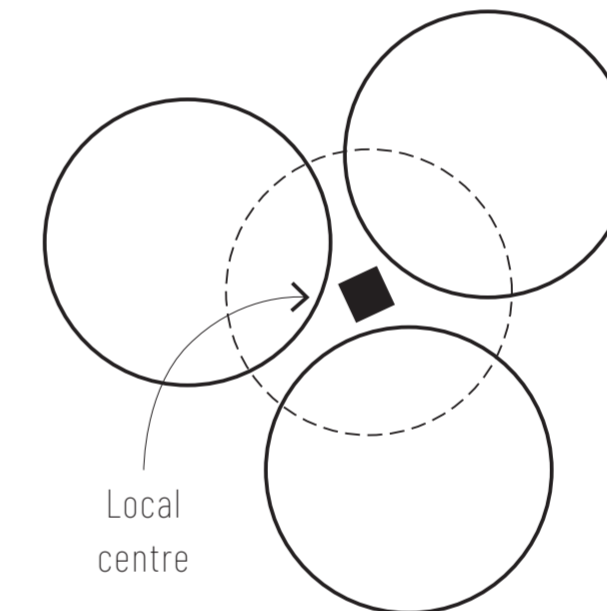
LOW MARGINS, HIGH VOLUME AND IMPACT RETURNS

Each house has a small margin of profit but at scale the surpluses generated enable social and other infrastructure to evolve over time in pace with the cumulative growth of the community; investors have a modest but sufficient and reliable economic return with added social and environmental IMPACTS for the triple-bottom-line of responsible business.

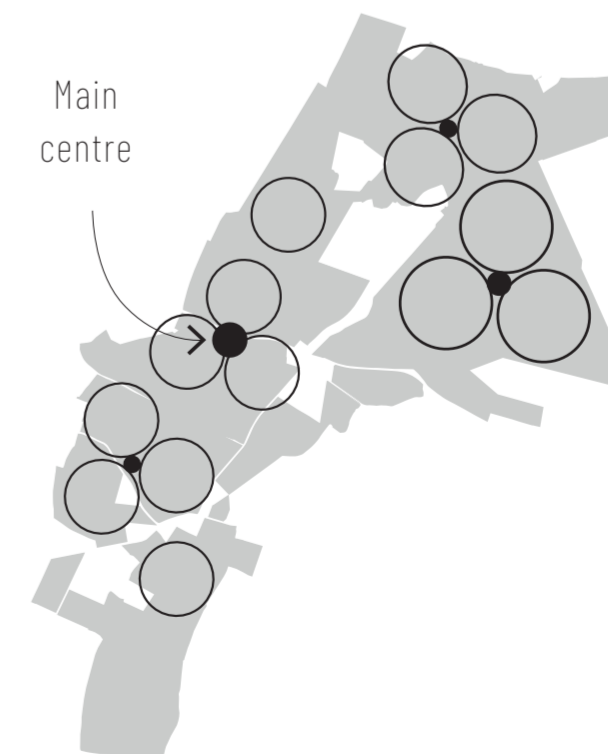
1. Village 100-250 homes



2. Village cluster



3. Development wide



Around the concept of village and village clusters

3.1

RAW + CRAFT



Human+Nature is developing its own housing product - Raw+Craft working with world-class engineers AKTII, a pool of highly experienced and gifted architects, Saul Humphrey LLP and cost consultants, RUA.

BOTH A PHILOSOPHY AND PRACTICAL METHODOLOGY

Raw+Craft is both a philosophy – a way of thinking about homes, affordability, lifestyles, choice, adaptability, resilience and environmental sustainability – but also a practical methodology for designing, manufacturing, building and finishing homes.

WELL-MADE, BUILT TO LAST

Raw+Craft is highly versatile but grounded in the idea that homes should be well-made, built-to-last, accessible, robust and possessed of simple volumes. They are comparatively easy to make and adapt over time to suit the needs of different households but also the changing needs within households as families shift in size, in income, in tastes and in the age and abilities of their inhabitants.

RAW MATERIALS

We are working on 5 core typologies each equipped with a strong basic structure, good proportions and volumes, materials that have sufficient quality to be left 'raw' or to be finished by the occupants in different ways according to needs and judgement.

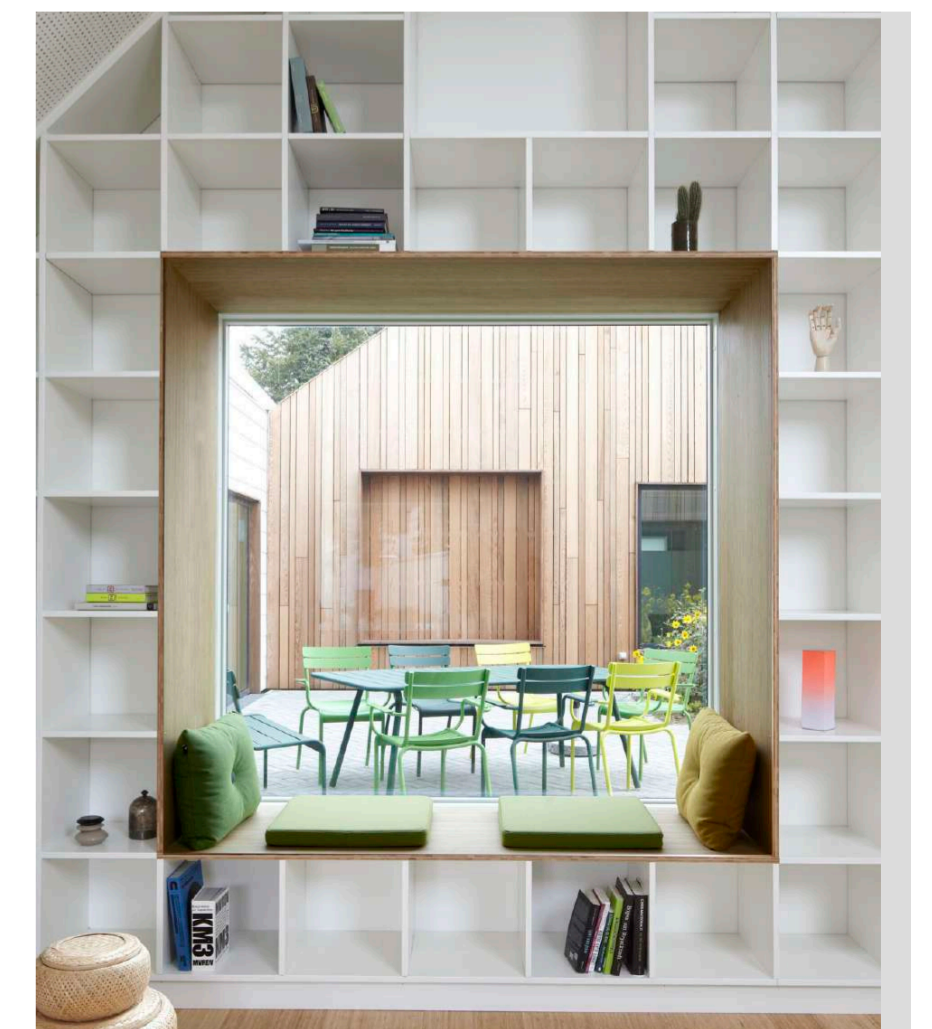
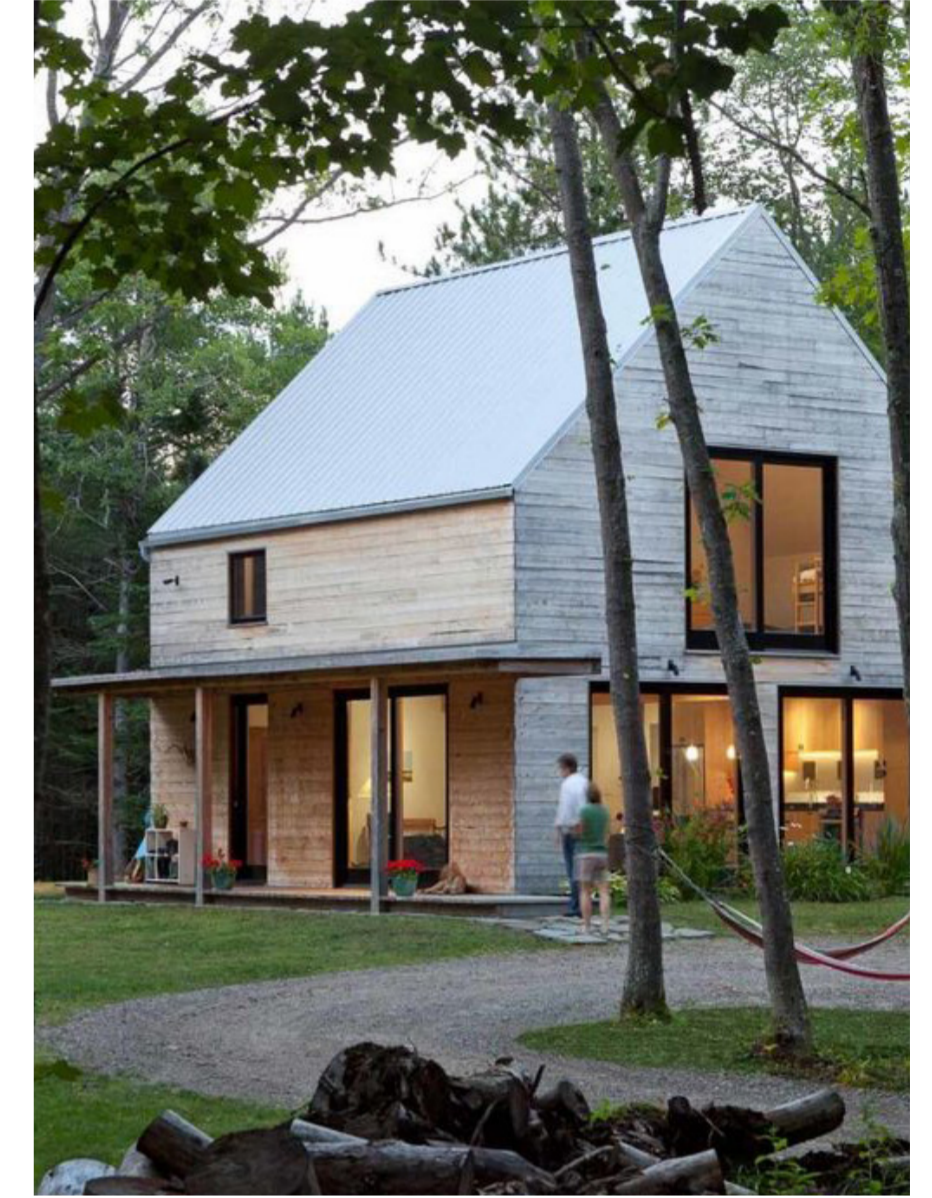
SMARTLY ENGINEERED

The buildings are smartly engineered for ease of construction – perhaps at Hethel2 – then assembly in situ (and indeed de-construction and change); DfMA. Each home benefits from a craft or hand-finish which distinguishes them from their neighbours and the wider market competition. Finishes and fitouts can be chosen or indeed completed by the occupants according to available budget and preferences. This sits well with the New Anglia LEP, Clean Growth Strategy

'SPECIALS'

In our developments, typically 20% of the homes will be so-called 'specials' or one-off designs and this will be the case in this Garden Villages scheme in south Norfolk. The specials may still have a core typology as their basic structure or they may be of unique construction on a particular plot. They range from grand designs, self-commissioned and self-build homes, community-housing, apartments, and the ends and corners of rows of small, town houses. These buildings help bring added texture to our schemes and animate the aesthetic, establishing choice, providing a place to start out in life and a place to stay, and attracting people who have the resources to live wherever they like.





4.0

GARDEN VILLAGE CLUSTERS

BEAUTIFUL LANDSCAPE GARDENS

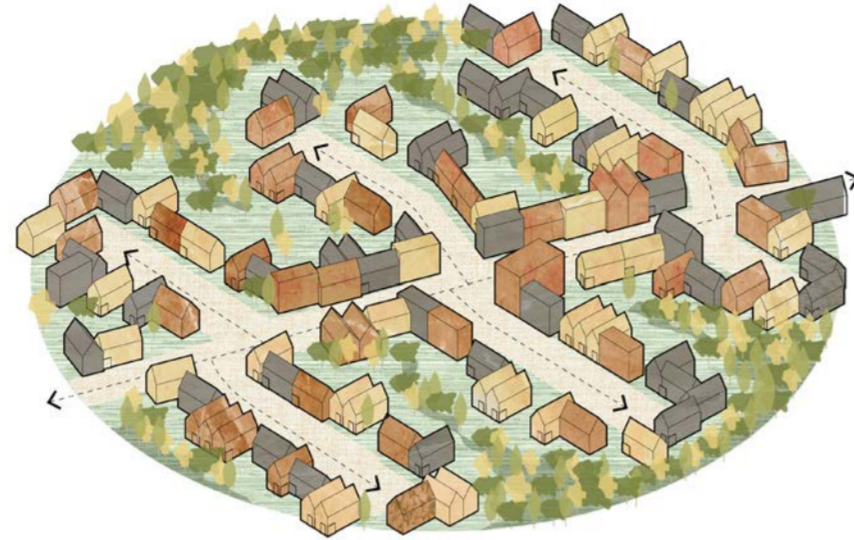
The villages in the Hethel Project will be set in beautiful gardens of landscape, rich habitat and intense, small-scale farming giving them a distinctive and highly attractive aesthetic and feel. They will be hyper-connected by both landscape – networks of productive greenery – and the urbanity of streets, cycle lanes, footpaths and homes.

DIFFERENT PATTERNS OF SETTLEMENT

Each cluster can have its own spatial configuration and pattern. They will respond to the precise conditions of the landform, landscape, ecology and overall place in the urban hierarchy of the new settlement. There will be far more productive spaces – orchards, wetlands, covered growing, raised beds, agro-forestry – and indeed shared spaces and services such as a community centres and kitchens, EV's, nurseries, laundries, re-use, repair and recycling facilities, than are commonly found in new developments. This will be one of the key hallmarks of these new villages.

TIME-HONOURED FORMS

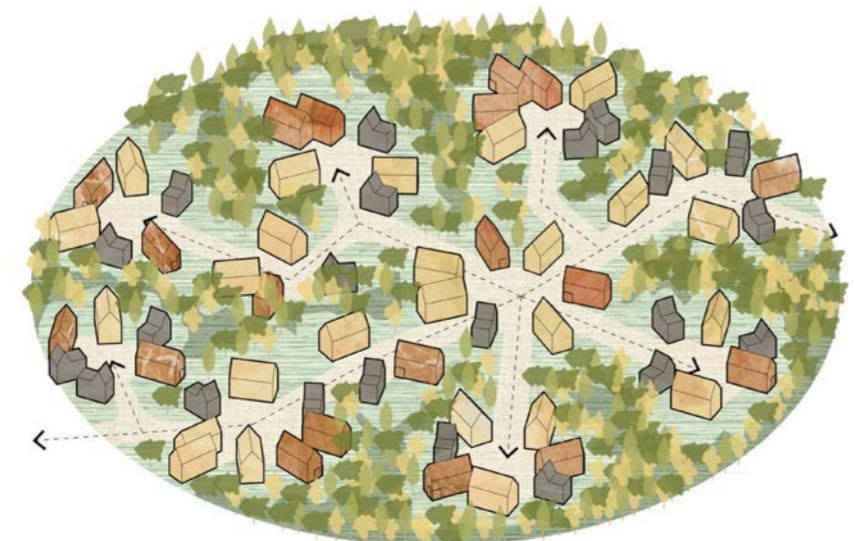
Villages at the outer edge of the settlement will be low density. Those towards the centre will increase in density to facilitate commerce and social interaction and make wisest use of the available land. This so-called, 'transect' offers choice for people and reflects traditional and time-honoured forms of human settlement.



- High street with lanes branching off
- High density
- Increased height around high street



- Residential loop
- Mid/High density
- Central park space



- Clusters in woodland
- Low density
- Smaller live/work units

4.1

ILLUSTRATIVE MASTERPLAN



4.2

TOWN CENTRE

WORK ON THE TOWN CENTRE BEGINS ON DAY 1 BUT NOT IN A CONVENTIONAL HIGH EXPENSE, LOW UTILITY WAY.

SUPER-CONNECTED

The centre forms around the most connected part of the site where 'global' connections meet 'local' connections making it easiest for people to reach.

REACHED IN 15-MINUTES BY ANYWHERE IN TOWN

The dense network of lanes and cycle routes established in and between each village, each cluster of villages and between clusters, coupled with the fact that bike culture – cargo bikes of all kinds, electric bikes and all other forms of non-polluting, health-generating movement – is a founding principle of this world-class, carbon-positive sustainability project – will help ensure that almost all movement in the new settlement will be by foot or by bicycle. In this way, without congestion, risk of major injury, and zero air pollution, the centre can be reached in 15 minutes from any part of the town. It will be a joy to move around, safe for children and older people and super-healthy.

DESTINATION ATTRACTIONS FROM YEAR 1

Early development at the centre will include elements of each of the land-uses and activities suggested in the adjoining diagram. We and our many specialist partners, co-investors and developers will establish:

A destination restaurant and famous urban garden early on as a focal point in the new food economy the place will pioneer. We will build a new country hotel and well-being facility; a bespoke intergenerational community which offers a spectrum of social care for people moving through the later stages of life; sports facilities will feature early on. There will be an educational field studies centre for outdoor living, food, nature studies, sustainability and making; a new school will be founded here immediately with a range of offers from nursery to secondary education. Work will begin on the town park – a distinctive space that will be laid out at the beginning and mature over time with new ingredients added each year. The EV car and cargo bike club – hopefully

established in conjunction with Geely – will operate from a community hub in the town centre. There will be a new (regional) visitor attraction created early – this is a combination of the kids' Extreme Zone climbing, trampolining and active play facility found in Swedish cities and a companion 'Cool Minds' experimental science learning centre.

SUSTAINABLE LIVING, CLEAN GROWTH AND HOUSING EXPO 2026

We also propose to run a bi-annual Sustainable Living, Clean Growth, and Housing EXPO both to support innovation, learning and stimulate interest in the new settlement and the wider Norfolk economy: a showcase for innovation, creativity and enterprise.

A COMPELLING NEW EXPERIENCE

All visitors to the Hethel Project in the early years will be required to park in a purpose-made space at the edge of the settlement and ride in on free electric and other bikes. In this way, we will reduce car movements and pollution but also provide a compelling new experience for all visitors, making it a valued day out for families across the region and of course superb marketing for Hethel.

GREEN CORRIDORS

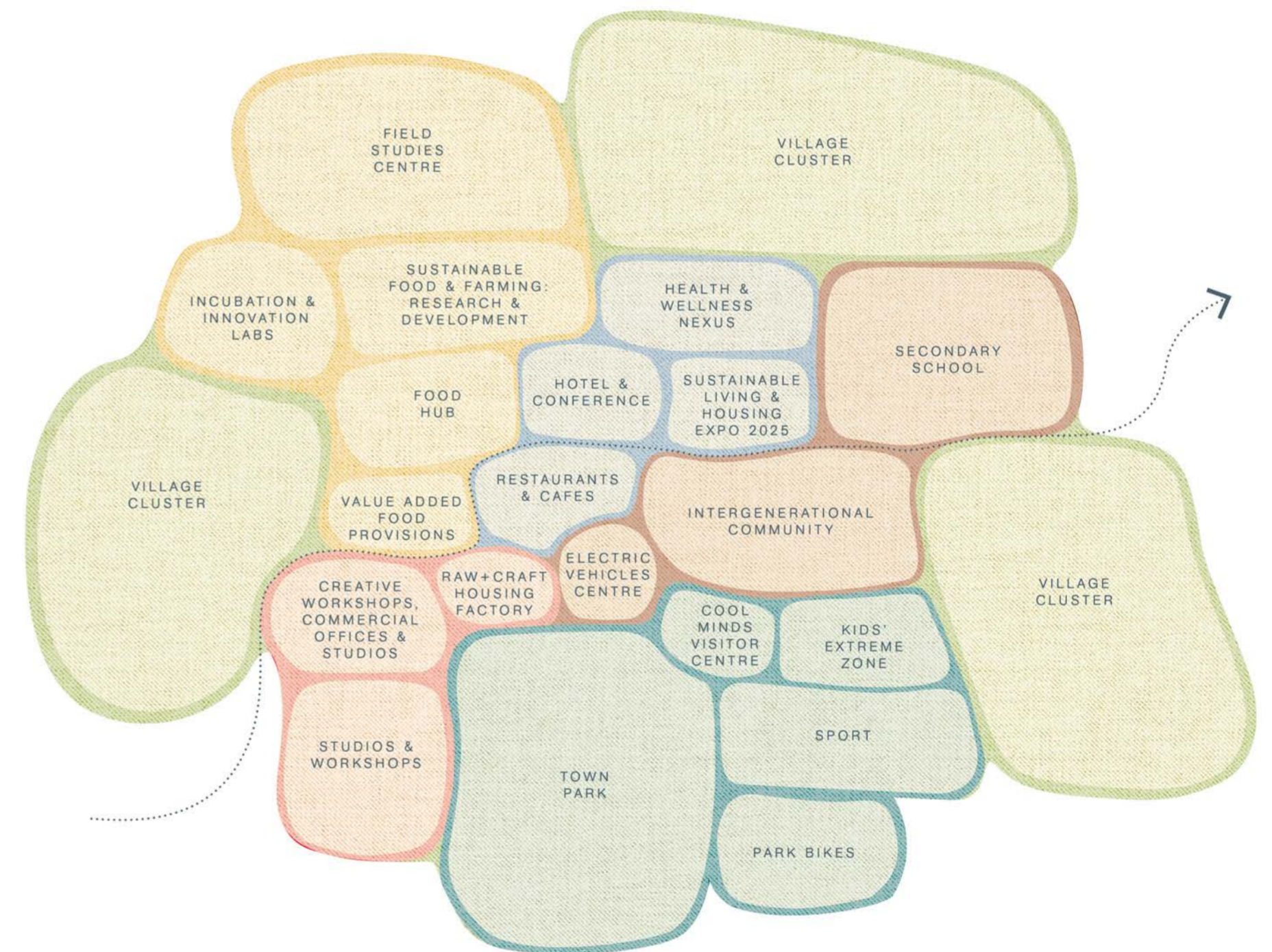
Green Corridors are distributed throughout the site and connect beautifully to the Lizard, enhancing habitat and biodiversity across the wider area.

PURPOSE-DRIVEN BUSINESSES LOCATE HERE

Over time, more conventional studios, commercial spaces and in due course large footprint offices and workshops will locate in our centre as its brand and quality appeal to employers of all kinds in this outstanding and truly 21st-Century place.

WOVEN AND INTENSIFIED

So, in this way the town centre is woven together from its diffused parts and intensified over time around a strong hierarchy and framework of streets. This is economically sensible, will bring added character and competitive differentiation.





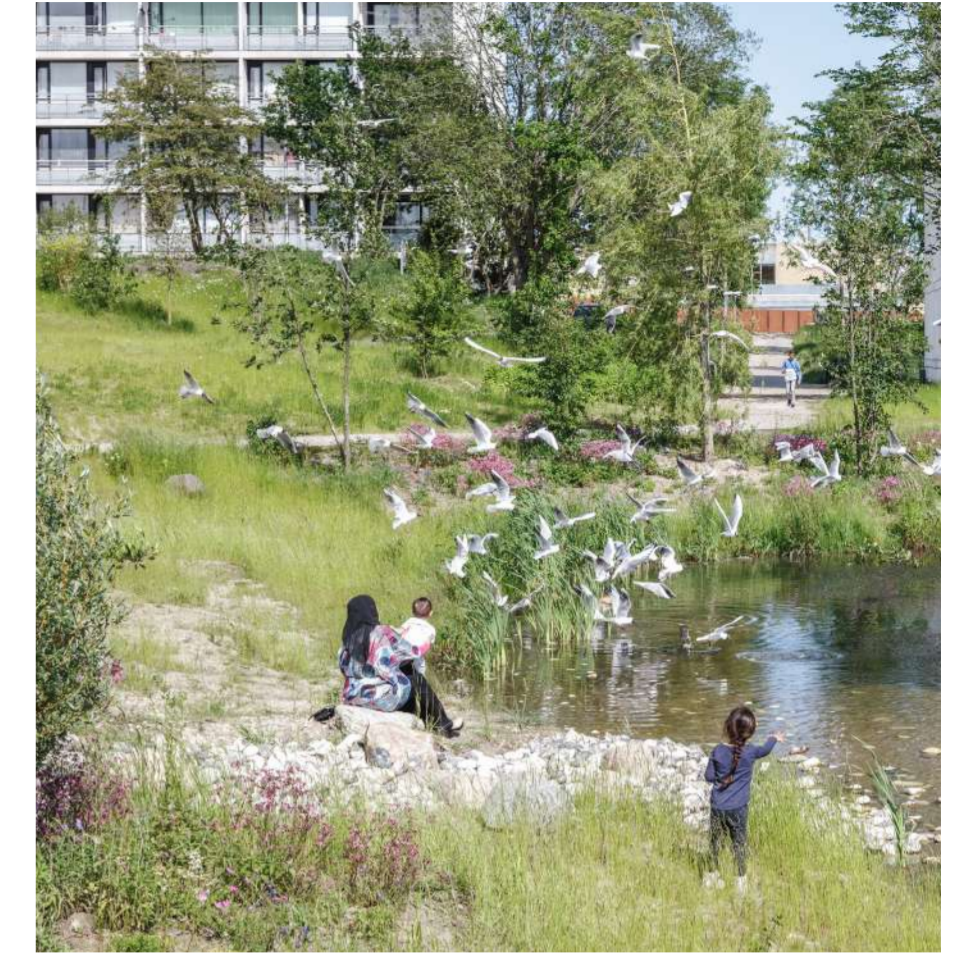
Ringkøbing K by Effekt



Urban Farming at ReGen Villages by Effekt



Wild planting in BIGyard, Berlin by Zanderroth Architekten



Green urban space at Gelleruo, Aarhus by Effekt



Local food market at Urban Villages Project by Effekt

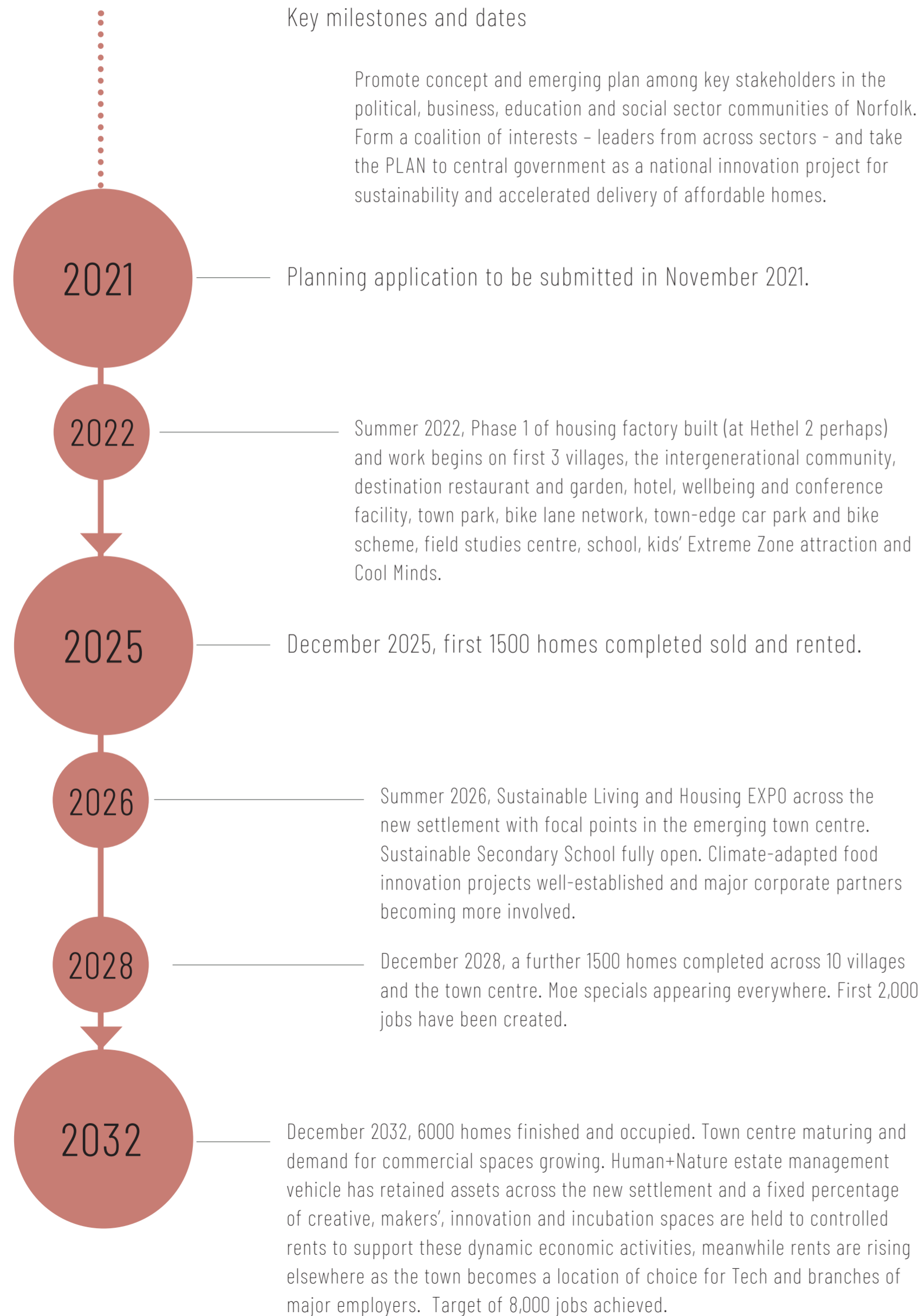


Helsingør Garden City, Copenhagen by Effekt

PROGRAMME

Key milestones and dates

Promote concept and emerging plan among key stakeholders in the political, business, education and social sector communities of Norfolk. Form a coalition of interests – leaders from across sectors – and take the PLAN to central government as a national innovation project for sustainability and accelerated delivery of affordable homes.



ECONOMICS & PARTNERSHIPS

GROUNDING IN DELIVERABILITY

The economics and modus for this new settlement are grounded in deliverability and indeed in enabling rapid delivery. This was our intention from the outset since the people of the county need new homes urgently and the UK needs new and successful models of delivery that combine quality/beauty, bold but elegant sustainability and affordability; these elements are now arguably indivisible.

OWNER/MASTER DEVELOPER/PROMOTER

This scheme benefits hugely from having one current landowner, a master developer and a well-established local promoter, planning specialist and supporting services provider. Knowing the drawdown price of the land and thereby having the confidence to invest in design, technical studies and planning on the back of this, is a critically important component. Thereafter the winning, investable business concept here comprises the following principal ingredients:

THE WINNING INVESTABLE BUSINESS CONCEPT

The commitment to not less than 75% of the scheme being affordable to ordinary working families in Norfolk and beyond which in turn incorporates more conventional, policy-compliant Affordable homes of various types and tenures.

ELIMINATING MARKET RISK

This reduces indeed almost eliminates market risk if the offer is sufficiently appealing and gives an overall envelope, as it were, of revenue to work within while formulating the project plan, designs and costs.

MODEST MARGINS, HIGH VOLUMES

From what will be modest margins on house sales and rents but high volumes of units, an absolute cost and procurement discipline is introduced to the specification and design of homes. With the best engineers and architects, cost consultants and building specialists we work to design and model our Raw+Craft typologies, innovate and draw prioritise in regard to what a home can provide and how it works to do so.

MINIMISING COST OF PRIMARY INFRASTRUCTURE

The villages and village clusters connected to existing roads and lanes and supported by low impact 'softer' sustainable transport minimises initial costs of primary physical infrastructure and enables revenue to be generated. Carbon positive is achieved by small-scaler, distributed technologies, initially off-grid.

FUNDED IN PARTNERSHIP WITH SPECIALISED OPERATORS AND INVESTORS

The initial attractions in the centre of the new settlement are funded in partnership with specialist operators and investors who are appealing to a market far wider than the initial settlers here. Their massing together in one place in a mature landscape setting and the added appeal of the free bike experience for visitors, provides substantial momentum.

STRATEGIC IMPACT INVESTORS

Initial costs are met by our strategic investors – a combination of institutional IMPACT investor and central government via the appropriate agencies. This is supplemented by specialised build-for-rent and shared ownership investment, the sale of land for the intergenerational community, carefully selected local developers and RP partners taking parts or all of one or a few villages, debt of various kinds, major IMPACT philanthropy for the school and food and farming projects and regional, national and international corporate partners for individual components such as transport, education, regenerative agriculture, creative and cultural components.

SURPLUS BY YEAR 5

Revenue churn brings the project into surplus by year 5.

Human+Nature makes a low but steady return. We will use bespoke investment to build, own (long-term) and manage fixed assets within the new settlement comprising homes, commercial premises of various kinds and one or two major attractions.

5.2

WORLD CLASS NEW ECONOMY

THE TRANSFORMATIVE EFFECT OF SUSTAINABILITY AND AGILITY

Technology of all kinds including energy, transport, manufacture, construction and in communications is continuously re-shaping our economy, creating opportunities, employment, fulfilment and income. And there is another kind of new economy emerging fast too: it is the economy of purpose-led, stakeholder businesses and techies and their slipstream of innovative creatives, brokers and investors. Bold sustainability and agility are cornerstones of this new economy and when grasped wholeheartedly and rendered through innovative and substantial projects it can have a transformative effect.

LEP, LIS AND TECH CORRIDOR

The new economy aspects of our new settlement is front and centre in our thinking alongside affordability, quality and rapid delivery. It will address LEP and LIS priorities and provide something of a focal point in the tech corridor.

COMPETITIVE ADVANTAGES

We see it having the following core economic activity and competitive advantage generated initially around its

ambition, emerging positioning and brand, uniqueness and wholehearted commitment to elegant sustainability and sustainable and healthy living:

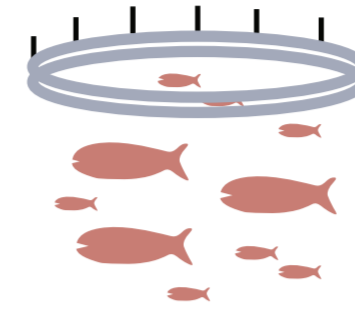
- Carbon positive development, technology and construction (with modern methods and on-site factory)
- The future of food: climate-adapted, regenerative small-scale, intensive agriculture, aquaculture, agroforestry, food processing, research, learning, destination restaurant, hotel and hospitality
- Sustainable living and well-being
- Electric vehicles and sustainable transport more generally
- Small-scale creatives and makers spaces and enterprises in purpose-built ateliers
- Tourism, visitor attractions set in the centre, town park, green spaces and village clusters

RAPID AND INCLUSIVE GROWTH

Collectively these add up to a major and inclusive economic growth opportunity for the area especially when tuned to work with existing local partners in education, research, government and business.



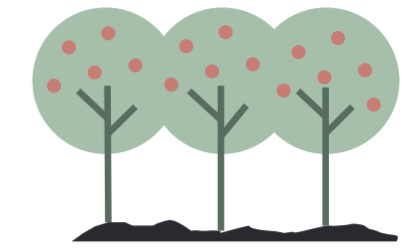
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Aquaculture



Reed Beds



Orchards



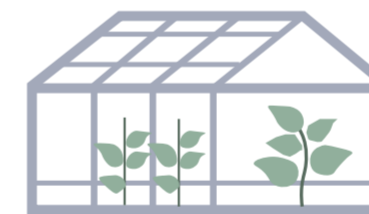
Aerogrowing



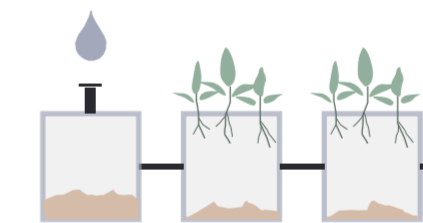
Regen



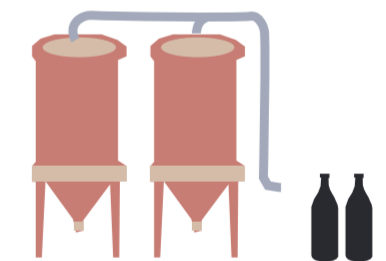
Raised Beds



Greenhouses



Living Machines



Microbrewery



Bakery



Rye



Urban Farm

6.0

ACCESS & MOVEMENT

WALKABLE NEIGHBOURHOODS

Movement within villages will be by foot and bike except for larger deliveries and trades people. The villages will be designed as mini walkable neighbourhoods with lanes and paths, a centre with a community hub which serves as a meeting, events and activity space and delivery drop-off and collection to minimise vehicular movements.

ELECTRIC VEHICLES

Journeys between the villages and from villages to town centre can also be made easily by bike and by foot albeit for older or otherwise less able-bodied people, cargo and other EV's will be used.

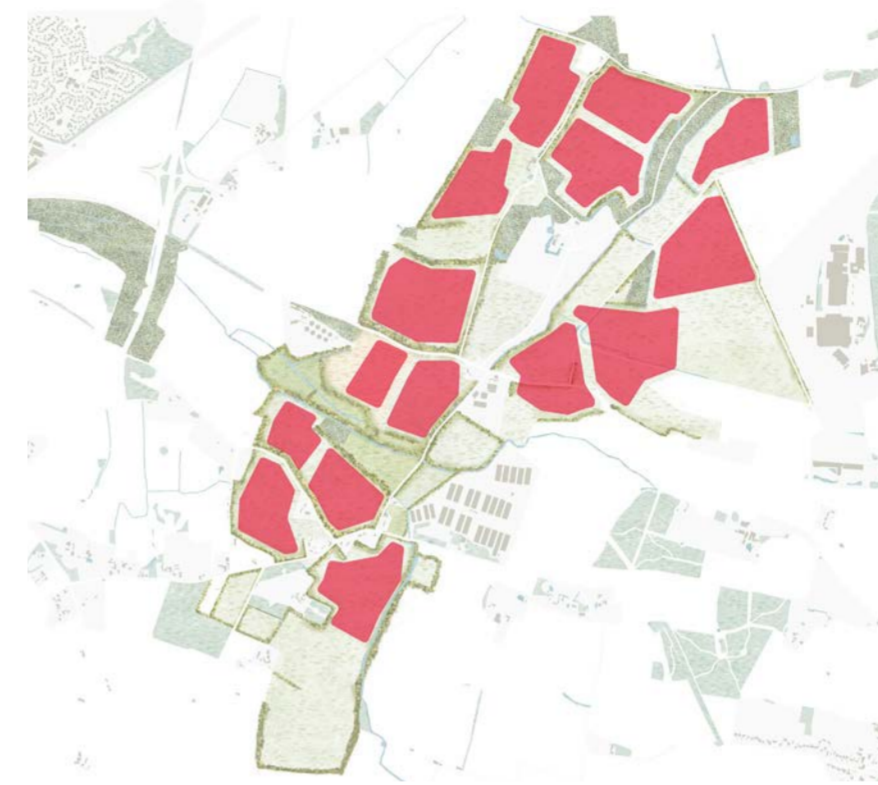
SHUTTLE AND TRAIN

For journeys out of the settlement a number of options will be available. There will be an electric shuttle bus service to Wymondham station at peak times and weekends and we will look into the feasibility of bus services directly into Norwich city centre and key places of work. Otherwise, there will be parking lots in each village and a car park in the town centre where EV's can be held. We will operate an EV car pool and car hire service with local partners intending to provide a high level of service to people needing cars for longer journeys.

TOWN PARK AND RIDE

Non-commercial visitors by car to the new settlement will be steered towards the edge of town car park and can travel on from there by bike. Disabled people, taxis, buses and commercial vehicles can travel into the centre and drop-off and park there.

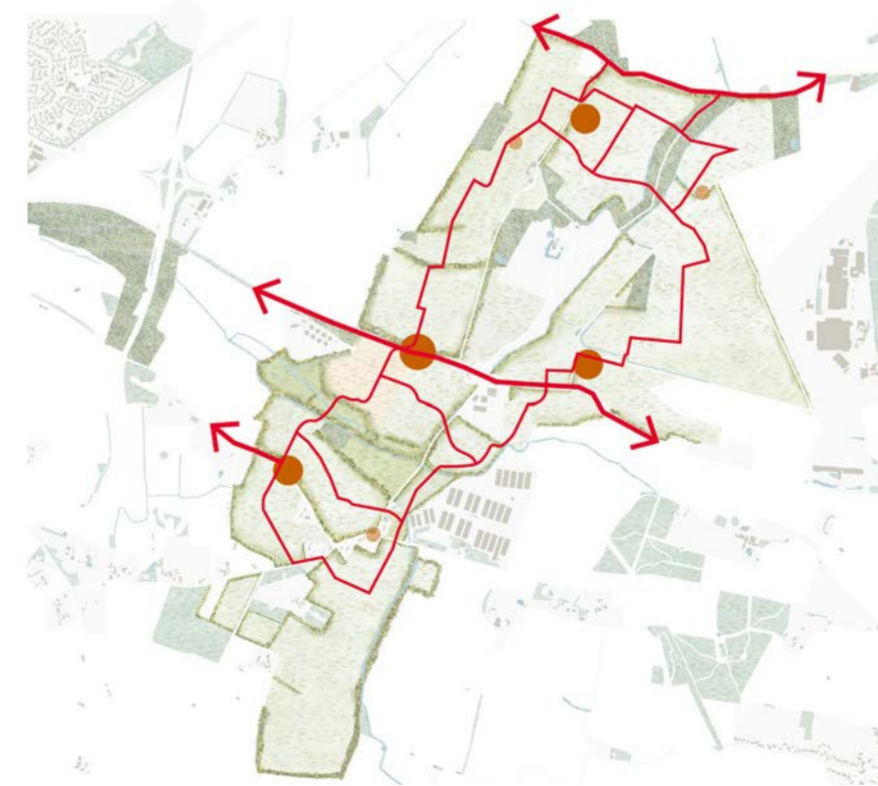
We aim to partner with an EV transport business and community enterprises and set up best-in-class bike hire, servicing and repair shops.



Village Parcels
Walkable neighbourhoods with lanes and paths



Village Centres/Town Centre
Routes within clusters of villages and from villages to Town centre easily accessible by bike or on foot



Between Villages
Journey across the new settlement, connections between village centres and adjacent areas



Growing, Farm & Ecological Network
A network of green agricultural spaces and wildlife habitats i.e. hedgerows and a potential ecological corridor traversing the site

7.0 PRECEDENTS



Elderly housing in Norway by Haptic



Lakeside house in Sweden by Dive Architects



Gabled sheds house in Quebec by Alain Carle Architects



'Gardens' Elderly Centre in Örebro, Sweden by Marge Arkitekter



Fælledby all-timber Quarter, Copenhagen by Henning Larsen



Yō no Ie prefabricated house by Muji



House in Kaale, Hurum, Norway by Knut Hjeltnes Sivilarkitekter



Dolphins Community Centre, Tetbury by Archio



Woodlands in Norwich by Periscope

8.0

ABOUT

A CAMPAIGNING BUSINESS

Human+Nature is a campaigning business using the medium of real estate and place-making to inspire and enable people to live sustainable and healthy lives, to regenerate land and urban environments, help strengthen communities and grow economically resilient local economies.

PORTFOLIO OF LARGE-SCALE PROJECTS

We are steadily building a portfolio of large-scale development projects, creating codes and typologies for streets, fine-grained blocks, homes, shared living, access and movement and productive green spaces, and growing a network of investors, partners and debt providers to facilitate our schemes and growth.

LEADERSHIP

The Leadership team comprises people steeped in real estate, investment management, urban design, planning

and project management, brand and communications and construction. Individually, we have worked on schemes at all scales and across all sectors from the London 2012 Olympic Games, to major urban regeneration projects, new communities and urban extensions, and high-end commercial, education and leisure schemes.

OUTSTANDING PARTNERS

We have built a broad and deep stable of outstanding professional friends and partners over 30 years and assemble bespoke teams for each project, working in an integrated way to design and plan and via deep collaboration between disciplines across the piece.

DESIGN AND ENGAGEMENT FLAIR

We have a flair for design and stakeholder engagement and work with a rigorous economic appraisal tools and process.

8.1

TEAM & PARTNERS

This project is a strategic collaboration between Human+Nature and Glavenhill drawing upon the respective strengths to steer the project to success.

Human+Nature has an additional core group of professionals with whom we work regularly, building understanding, learning from one another and cutting to the quick on complex projects. It helps greatly that we have worked though intense planning and design exercises in different contexts now over several years and with some, like engineers Atelier 10, for over 30 years.

This core group consists of:

Lanpro: town planners and urban designers
www.lanproservices.co.uk

Periscope: architects, urban and landscape designers; Periscope are an invaluable resource in holding the whole piece together and bring a freshness and dynamism to all their work. They are akin to an in-house team for H+N
www.periscopestudio.co.uk

Richard Utting Associates: costs and project management
www.richarduttingassociates.com

Expedition/Useful Simple Trust: civil engineers, sustainability and structures
www.expedition.uk.com

Atelier 10: energy and carbon
www.atelierten.com

Urban Movement: access, movement and streets
www.urbanmovement.co.uk

Ecology Solutions
www.ecologysolutions.co.uk

We are adding to this team for this project the wonderful Danish designers, EFFEKT. They are known internationally for their work on REGEN villages and more recently on shared living in collaboration with SPACE10 (Ikea), but have a large and growing portfolio of projects at all scales.
www.effekt.dk

Mole Architects
www.molearchitects.co.uk

KCA
www.karakusevic-carson.com

practicearchitecture
www.practicearchitecture.co.uk

AKTII
www.akt-uk.com

We will also look for local practices of all kinds to join for individual components of the project.

Stanfield Garden Villages
Vision & Delivery

human+nature
www.humannature-places.com