

# The Malings, Newcastle

Contributors: igloo Regeneration Ltd.

## Collaborative Design Process

**The Malings is a development of 76 sustainable eco-homes on the banks of the River Ouseburn in Newcastle. The scheme is the first phase of a wider regeneration project and comprises townhouses, maisonettes, apartments and distinctive four-storey detached homes.**

**The Malings was developed by Carillion-igloo Ltd, a joint venture company formed between igloo Regeneration and Carillion plc. It was designed by architects Ash Sakula.**

### **Footprint®: A shared commitment to sustainability**

The Malings is a strong example of a housing scheme designed and built under the auspices of a sustainable investment policy.

igloo Regeneration ensures all its housing projects are designed according to Footprint® - a unique approach to sustainable development. All partners and supply chain companies need to buy into, and effectively live and breathe, four main themes of the policy. These themes, integral to ensuring positive design outcomes, centre on: health, happiness and well-being; regeneration; environmental sustainability; and urban design.

*"It's not just an assessment process, it's a methodology. In addition to a series of criteria, the policy contains extensive guidance on actually achieving those criteria through design."*

Chief Executive, igloo Regeneration Ltd.

For igloo Regeneration, it was important to source like-minded designers ready to embrace Footprint. As igloo Regeneration's Chief Executive noted: *"Ash Sakula's design approach absolutely aligned with our policy. Their staff were enthusiastic and they picked up on the concept of how a Tyneside community worked; it seemed to fit the brief that was coming from the community".*

Early involvement of the contractor was also important: "When selecting contractors, it is important that we know who their suppliers are going to be, who their designers are going to be, and to make sure that everything is properly coordinated" (Chief Executive).

By running Footprint workshop sessions for supply chain companies, igloo Regeneration found that the development of The Malings could be significantly improved. Workshops provided the opportunity for companies to collaborate and pay attention to the detail of design, by discussing and challenging design concepts as well as generating fresh ideas.

### **Community involvement in design**

*"We organised community engagement sessions to understand what the design solutions should be. Ash Sakula came up with the design to fit what the community wanted..."*

Chief Executive, igloo Regeneration Ltd.

Early engagement with the local community is crucial to ensuring design meets local needs and tap in to local knowledge. This was important to igloo Regeneration when designing and developing The Malings, with the Chief Executive pointing out: *"A lot of people don't start to work with the community until they market the properties... but we do it early".*



igloo Regeneration collaborated with local artists, special interest groups and businesses to inform the design for The Malings, with the vision to create a thriving and successful community. For example, they led workshops and invited community groups and other interested parties living or working in Ouseburn Valley to find out what they wanted and needed from the new development. As the Deputy Chief Executive explained: *“You have to make time to go to community events and explain what you are doing and why you are doing it... You have to engage with the challenges coming from the community”.*

**Successful outcomes**

Using Footprint as a basis for collaboration and shared vision – strengthened by input from Ouseburn Valley engagement initiatives –The Malings’ masterplan captured the needs of the community. Spaces were designed so that people could “bump into one another”, such as micro-allotments, communal bike storage and communal recycling points. The scheme encourages a healthy and comfortable environment, for example properties are perfectly orientated to catch the mid afternoon sun which benefits the occupiers and serves the photovoltaic panels on south and south-west facing roofs.

*“Within the design it was important to create opportunities for the community to come together”.*

Chief Executive, igloo Regeneration Ltd..

Some 90% of properties at The Malings sold in the planning stage and the scheme was the project winner at the Housing Design Awards in 2013. The innovative and insightful approach of the supply chain has resulted in The Malings receiving a Built for Life quality mark.

