

Ardler Regeneration Project. Ardler Village, North West Suburb, Dundee, Scotland. 1999. Completed 2008. Public sector driven regeneration scheme where SUDS play a key role delivered through public / private partnership with the vision to demonstrate a reintegrated development that stands the test of time. Of paramount importance was the creation of stable, empowered, sustainable and participative communities.



Plate 1. Demolition of Ardler multi storey blocks (before) and typical housing unit (after).
www.scotland.gov.uk/.../Img/37428/0023777.jpg

Abstract: Located four miles north west of Dundee’s city centre, Ardler Village involves the regeneration of a 1960s-built high density medium and high rise housing estate spread across a 58 hectare site. Prior to regeneration, the estate was in a state of decline and had become difficult to let, suffered high levels of anti-social behaviour and its population had fallen by 50%. The original design brief was produced in 1996/ 1997 and the Ardler regeneration scheme started in 1998 with the masterplan being produced in 1999. Sustainability has been fostered in order to promote a community that cares for its area and maximises existing, renewable and scarce resources. On completion regeneration reduced housing units from 3,000 to 1,300. This has involved a complete remodelling of the area. There has been a complete reworking of the drainage infrastructure with surface water being disconnected from the main trunk sewer into the local watercourse using SUDS (ponds, basins and swales) throughout to retain and treat rainfall.

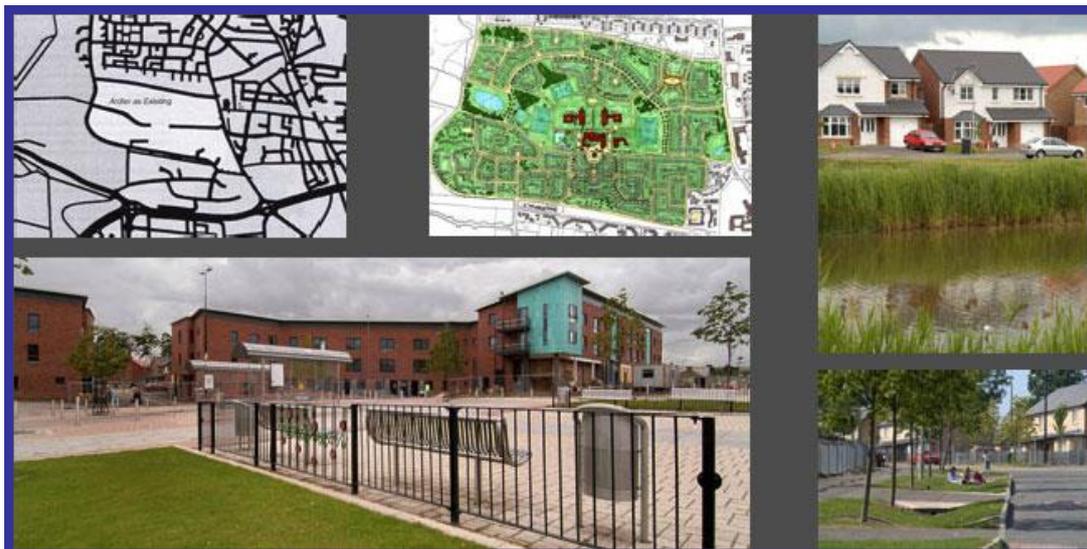


Plate 2. Ardler Locale and Masterplan, SUDS – permeable paving, retention pond and swales.
<http://www.scotland.gov.uk/Resource/Img/47121/0021508.jpg>

'Ardler Village is setting a standard for area-based regeneration in Dundee and beyond'. BURA (British Urban Regeneration Association). Ardler Village - Award for Best Practice in Regeneration. 2006.

Main Stakeholders: A consortium of Sanctuary Scotland Housing Association, Wimpey Homes and HTA Architects was chosen to undertake the regeneration by developing a masterplan agreed by the Dundee Partnership (a partnership of the city council, Communities Scotland and Scottish Enterprise Tayside) together with the Ardler Steering Group (now Ardler Village Trust).

Outcome: The regeneration of Ardler has achieved the primary objectives of making Ardler a thriving regional centre where people are proud to live and work through strategies and actions that improve the physical, social and community environment.

The area's unique SUDS have given rise to new environments such as the two ponds a pocket park combined detention basin, a football pitch combined flood storage zone and numerous drainage channels (swales). Implementation of the SUDS as part of the major redevelopment also deal with surface water flooding that this area was prone to. Since their completion, the SUDS have functioned well and no flooding has occurred in this area.

In general, Ardler's greenspace, the implemented ponds and the plants and wildlife they support, provide a positive effect on mental health and this is seen through the use of open space, especially amongst young and old members of the community.



Plate 3. Ardler Village SUDS. Source: Alison Duffy, UWTC, Abertay University

Reason to register: This, public, private, community, and voluntary bodies partnership has successfully led a radical transformation of a council owned estate to a high quality social, economic, structural regeneration area that improves people's lives. This has been achieved by creating open space in and around the village with new and innovative landscapes that include SUDS, meadow and woodland areas and including long-term strategies for social inclusion and community development. This regeneration project was the first major Scottish redevelopment that implemented SUDS at a time when the concept was being introduced to water experts. The Village SUDS are also used on a regular basis to disseminate SUDS best practice to experts in the industry by Abertay University when running post graduate and short courses. The ponds in particular have proven to be a fantastic local resource compared to the previous environment of mown parkland and has assisted in the return of wildlife including heron and salmon to the local previously polluted watercourse. The ponds also do the important job of draining areas at risk from flooding both in the catchment and downstream in areas closer to Dundee City centre.

Reason why communication worked: There are several communication techniques / strategies that have been applied at Ardler Village, some of which continue to be applied.

1. Stakeholder Collaboration at project inception with a combined vision to create a sustainable development and community. Many of these stakeholders continue to have a regular input to decisions and initiatives that impact on the developing community in Ardler Village. The regeneration scheme has won several awards including Best Practice in Regeneration and a British Homes regeneration Project winner.
2. AVT and its underlying community engagement ethos and initiatives which have proven to empower the local residents which has subsequently fostered an obvious pride in the Village and encourages the locals to collectively take ownership of many community issues (such as vandalism / additional litter picks in the open green areas and around the SUDS ponds etc). Abertay University are regularly consulted on current best practice techniques in the operation and management of the SUDS.
3. A Public perception surveys that are disseminated to the wider community and industry at large that promote good practice and enhances further community pride in the accomplishments achieved by the partnerships that have developed since the inception of the village. These include: surveys by UAD regarding public perception of the SUDS which has resulted in good practice at Ardler being widely disseminated to the industry and an action research survey on greenspaces which explores the impact of greenspace on the local community.