

# Cities Studio

Shaping urban environments to  
enable people and places to thrive







**Clapham Junction concept masterplan**  
Up to 7500 residential units  
and 250,000m<sup>2</sup> of retail and  
commercial space planned

Source: Mott MacDonald, Hawkins/Brown



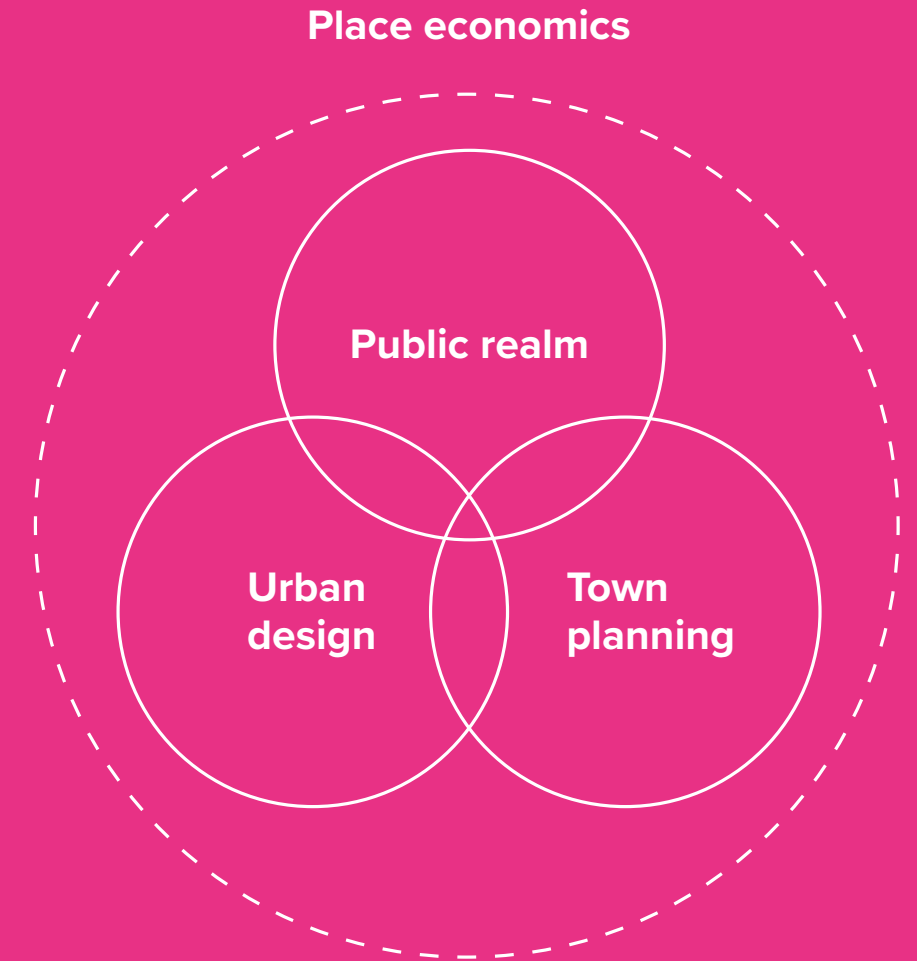
# Introducing Cities Studio

Cities are more important than ever. By 2050, almost 70% of the world's population will live in urban environments. Establishing meaningful, authentic places that restore our sense of community are key to successful towns and cities.

Cities Studio at Mott MacDonald brings together our town planning, place economics, urban design and public realm capabilities to offer a holistic masterplanning, place shaping, case making, funding and delivery advisory service to our clients in the UK and internationally.

Cities Studio's placemaking philosophy is built on a holistic understanding of an area's context – comprising location, economy, heritage and culture – and the opportunities, synergies and constraints this presents. We seek to answer the 'why' as well as the 'what' and the 'how'; placemaking that brings together storytelling, design, analytics and commercial understanding to unlock transformative change for people and cities.

By linking evidence, engagement, technology and design, we bring forward integrated, innovative and deliverable urban solutions to enable people and places to thrive.



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# What Cities Studio brings to you

It is vital that the right development comes forward to unlock the true value of key assets, helping public authorities and landowners do more with less and creating flexible places to support our communities.

Our work ranges from large-scale transformative development to co-ordinated infill and adaptive reuse. We work at all scales and on all types of development, specialising in complex places such as town and city centres, transport hubs and campus environments. We also offer expertise in planning and designing the streets and spaces that create the canvas for public life in our urban centres.

Our clients include national governments, local authorities, health and education providers, transport agencies, property developers, lenders and investors – as well as the wider business and non-governmental community.

We work throughout the UK and internationally, harnessing the power of Mott MacDonald's network of 180 offices around the world.

The services offered by Cities Studio span:

- **Strategic planning** – creating the vision
- **Urban design** – shaping the place
- **Business case** – securing the funding
- **Delivery advice** – making it happen

Cities Studio focuses on the front end of the development process. However, with input from the wider Mott MacDonald Group, we can offer an end-to-end service from scheme conception and design to programme delivery and operation.

## Our service offer

### Strategic planning Creating the vision

- Pre-masterplanning advisor support
- Local economic development and regeneration strategies
- Local plans and supplementary planning documents
- Urban policy interpretation and application

### Urban design Shaping the place

- Masterplanning
- Development frameworks
- Public realm and street design
- Town centre strategies
- Station urban integration studies
- Site capacity studies
- Design review

### Business case Securing the funding

- Economic appraisal and impact assessments
- Funding strategy and financial appraisal
- Five-case business case development
- Government funding applications

### Delivery advice Making it happen

- Investment pipeline and prioritisation
- Consent strategy
- Market testing
- Delivery models
- Development management
- Public sector governance



# Cities Studio: Services

## Strategic planning

Effective placemaking begins with a vision – a shared story and sense of purpose. Our planning and economic development specialists work alongside our urban designers to help cities and communities to develop a common narrative.

These ambitions should be stretching but achievable. Nobody benefits when plans go unrealised. Our use of urban analytics and commercial analysis ensures that each placemaking vision rests on an evidence base that takes account of the specific circumstances of each place and community.

We undertake a range of strategic policy work, including local economic development strategies, statutory plan preparation and place-based development frameworks. We also advise local and national government on urban policy and governance reform.

**Bristol Temple Quarter**  
130ha spatial regeneration framework to unlock a vibrant new neighbourhood of 6000 homes



Source: Mott MacDonald



Source: Mott MacDonald

**Clapham Junction**  
Assessing development capacity and placemaking opportunities through a masterplan for over station development



Source: Mott MacDonald, Hawkins/Brown



**Bristol Temple Quarter**  
Creating attractive  
community spaces  
at the heart of new  
urban developments

Source: Mott MacDonald



## Urban design

Urban design is the art of shaping places for people. Cities Studio acts as an integrator, overlaying mobility, social activity, infrastructure and technology to activate places through holistic design.

Our masterplanning is based on a multidisciplinary and collaborative approach. It is anchored by a passion for placemaking, the environment and health and wellbeing. We achieve this by working in partnership with our clients and their communities, supplementing our expertise with their local insight to support their aspirations.

We bring together technical skills, creative ingenuity and commercial evidence to develop deliverable visions and plans that unlock the full potential of places.



**Victoria Street, Douglas**  
Public realm improvements  
to the Isle of Man's major  
retail thoroughfare

Source: Mott MacDonald



**Hayes and Harlington Station area**  
Development anchored  
around a station upgraded  
for the Elizabeth line

Source: Mott MacDonald/Urban Movement

Business cases

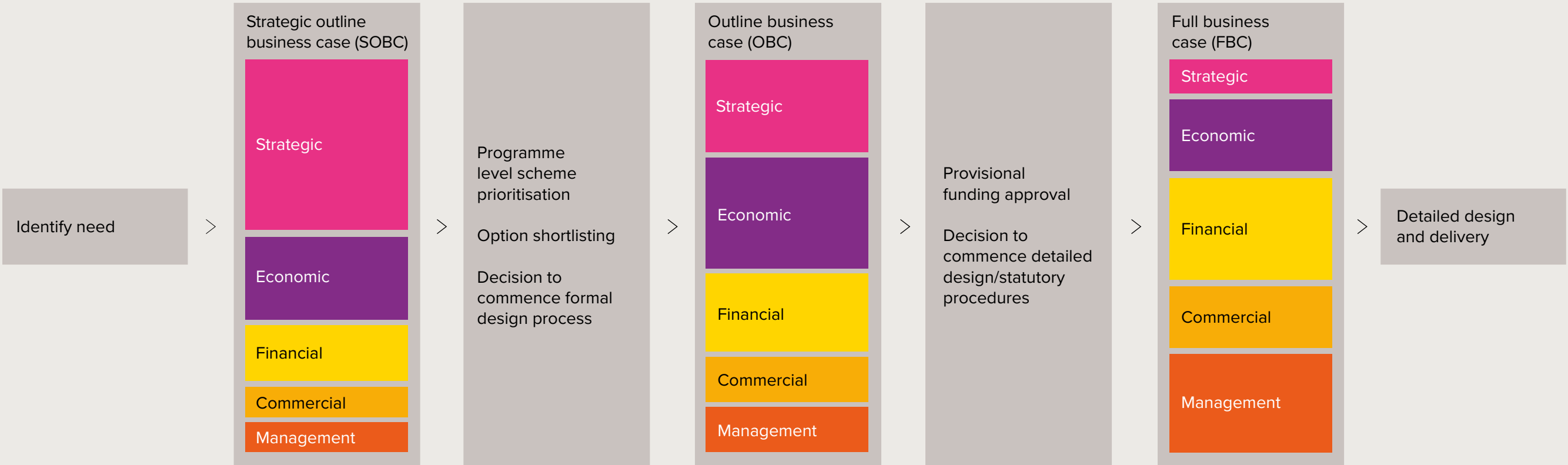
Understanding the socioeconomic benefits of project and policy interventions is increasingly important to placemaking. Our dedicated place economics specialists provide evidence-based analysis to support robust, defensible, clear and relevant decision making.

Our expertise in economics, economic development, urban analytics and business case development is integrated with our wider Cities Studio offer, enabling our design proposals to be underpinned by market knowledge and to target better social outcomes.

We recognise that many complex development schemes need public sector support to unlock them, and are skilled in working with all levels of government to access grants and other forms of funding for sponsors.

Over the past three years, we have secured for our clients in the UK more than £500M of public funding for development schemes. This is helping to regenerate towns and cities through investment in culture, high street renewal, the public realm and mixed-use development.

The five-case model





## Delivery advice

Even when a credible and viable vision and development framework is agreed, physical, policy and legal constraints can inhibit progress. Cities Studio is able to offer our clients holistic advice on how to overcome these blockages.

Working alongside our colleagues across Mott MacDonald, our town planners guide projects through the consent process for large development schemes.

Our commercial experts offer targeted advice to private and public sector sponsors on delivery models for development programmes, including public-private joint ventures, developer partnerships and development corporations.

We work in partnership with sub-national authorities, helping them to structure how they unlock investment through advice on governance arrangements, supporting their market engagement and project management of the development process.







**Bristol Temple Quarter**  
Vibrant mixed uses around  
a nationally significant  
station campus

Source: Mott MacDonald



### City of Cork

An innovative, creative  
and sustainable vision for  
Cork, reimagining use of  
the river for the year 2101

Source: Mott MacDonald

**St Martin's  
Way, Chester**  
Redesign of a busy  
urban highway in  
a heritage area

Source: Mott MacDonald



**Liverpool  
Street Station**  
New public space  
around one of  
the UK's busiest  
interchanges

Source: Mott MacDonald/  
Urban Movement





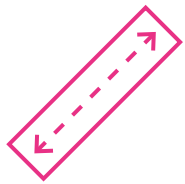
# Cities Studio: Scales and sectors



Click the case study to find out more. Click the arrow on the case study page to get back here.

## Case studies

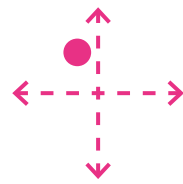
[Manchester Orbital Corridor Study](#)  
[Bristol Temple Quarter](#)  
[Great Spaces, Wolverhampton](#)  
[Morley Town Deal](#)  
[Frome Gateway, Bristol](#)  
[Carpenters Estate, London](#)  
[Arden Cross, Solihull](#)  
[Plasdwr Development](#)  
[Sandwell 2070 concept masterplan](#)



### Streets and spaces

Streets and public spaces should do more than enable movement and certainly more than simply provide for cars.

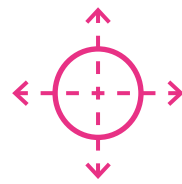
We focus on enhancing the place function of the public realm: delivering strategies and designs that are bespoke to the local area and use international best practice to provide safe, equitable, climate-resilient, world-class spaces that balance the needs of all users.



### Transport hubs

Railway stations and other transport hubs have become focal points for development schemes, recognising the amenity and accessibility these facilities provide when purposefully redeveloped.

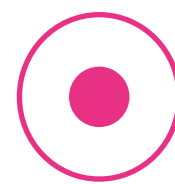
Cities Studio has worked on many of the leading transit-oriented development projects in the UK and internationally, linking in with Mott MacDonald's heritage in public transport and station projects.



### Town and city centres

Our urban centres are facing great challenges, including the rise of out-of-town and online retail and changes in working and social patterns.

Our approach recognises that vibrant, dynamic centres need more than retail – a comprehensive mix of entertainment, leisure, cultural and civic uses is essential, alongside a renewed residential presence and the means to travel easily on foot, by cycle and by public transport.



### Neighbourhoods

Cities Studio is experienced in working with developers and public sector landowners. This co-operation is crucial to making the best use of public assets and private sector experience to develop innovative approaches that support urban renewal and help to create new communities in previously undeveloped places.

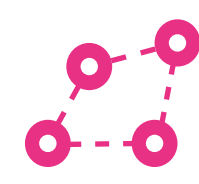
We have particular experience working in complex environments, including waterfront areas, contaminated sites and on specialised campus locations, such as health, education and sporting precincts.



### Settlements

New housing-led development is essential as our towns and cities grow. This has to reflect changing lifestyles and working arrangements, diverse populations, and be tailored to people's needs at different stages of their lives.

Our approach seeks to create sustainable and inclusive residential environments, with as much emphasis placed on the public as the private.



### Sub-regions

Strategic planning across a local planning authority, metropolitan area or beyond helps to ensure development and land-use change is guided by wider societal and environmental interests.

We have helped to develop local plans and supplementary documents in accordance with the UK Government National Planning Policy Framework, as well as non-statutory spatial plans and strategies.



# Reclaiming the streets in Greater Manchester

Aim is to create healthy and active thoroughfares previously clogged by traffic

## Opportunity

Transport for Greater Manchester appointed three teams of consultants to deliver three pilot studies for its emerging Streets for All programme. Mott MacDonald was appointed to lead the Orbital Corridor Study.

## Solution

We developed a programme to create healthy, active streets and places. It included baseline analysis, visioning, stakeholder engagement, strategy development and concept design to generate ideas and convert them into deliverable designs. Our team also worked alongside the client's strategy and active travel team to develop a pipeline of priority schemes throughout Greater Manchester.

## Outcome

The project identified design interventions for eight street types, all of them subjected to heavy traffic, to deliver healthy and active streets. At present, we are designing Greater Manchester's first fully funded Streets for All project, in Farnworth, Bolton. Mott MacDonald is also leading a Greater Manchester-wide audit of the Bee Network, the city's planned integrated transport network, giving us an excellent appreciation of wider connections and aspirations.

## Project

Orbital Corridor Study

## Location

Greater Manchester

## Client

Transport for Greater Manchester

## Services

Public realm and street design, urban policy interpretation

## Scale

Streets and spaces







### Project

Bristol Temple Quarter

### Location

Bristol

### Client

Bristol City Council, Homes England,  
West of England Combined  
Authority, Network Rail

### Services

Urban design, masterplanning,  
business case, delivery advice

### Scale

Transport hubs

Embedding nature and  
sustainable solutions in  
everything we do

Source: Mott MacDonald

# Bristol showcases Temple Quarter

Project is a generational  
opportunity to bring together  
all that the city has to offer

### Opportunity

Mott MacDonald was commissioned to prepare an ambitious development framework that sets out a vision and proposals for the mixed-use development of 130ha of land in the heart of Bristol. The framework has been informed by an extensive range of topic-based evidential studies, including an assessment of market conditions. The project is a key priority for the city council and its partners.

### Solution

We provided a range of multidisciplinary consultancy services, including masterplanning and urban design, infrastructure planning, place economics, engagement with stakeholders, and railway and station enhancements.

Our comprehensive delivery plan set out potential delivery models, routes to assembling land, and created a planning strategy for the area. We also prepared a business strategy to fund the enabling works required for the masterplan.

### Outcome

Temple Quarter and nearby St Philip's Marsh offer a generational opportunity to bring together all that the city has to offer. The framework aims to create a space worthy of a modern, thriving Bristol – a place where people can live, work, study, shop, socialise and enjoy for generations to come. The business case successfully agreed a £95M grant to unlock development from the UK government.





# Rebalancing Wolverhampton's City Centre

Proposals include measures ranging from activating façades to downgrading the ring road and opening up development plots

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## Project

Great Spaces

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## Location

Wolverhampton

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## Client

City of Wolverhampton Council

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## Services

Public realm and street design, strategic planning

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## Scale

Town and city centres

## Opportunity

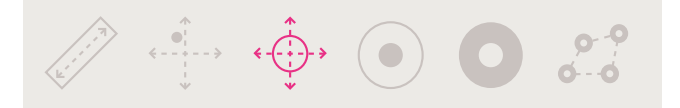
Wolverhampton is a small city whose centre is separated from the wider area by a busy ring road. This has had a dramatic impact on the city's fabric, in effect creating a 'moat' around the centre. There is an opportunity to rebalance the physical layout and infrastructure within the city to support sustainable travel while meeting traffic demand and improving safety for all users as well as enhance air quality.

## Solution

Over a series of workshops, our experts developed city planning proposals to reknit the city fabric together. The proposals include simple measures, such as activating façades, to large-scale measures, such as downgrading the ring road and opening up development plots. The proposals maintain vehicle movements and support better walking and cycling infrastructure. They improve safety for all modes of travel, improve air quality, unlock and connect sustainable growth and transport opportunities, and enhance amenities and public space.

## Outcome

The project seizes an opportunity not just to dramatically reduce severance, improve the condition and safety for sustainable modes of transport, and enhance amenities and public space, but also opens up large swathes of land for development and growth opportunities.



Appraising the urban environment and identifying opportunities to reconnect the urban fabric of Wolverhampton

Source: Mott MacDonald



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### Project

Morley Town Deal

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### Location

Leeds

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### Client

Leeds City Council

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### Services

Public realm and street design,  
business case, delivery  
advice, strategic planning

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### Scale

Town and city centres

# Morley residents have their say

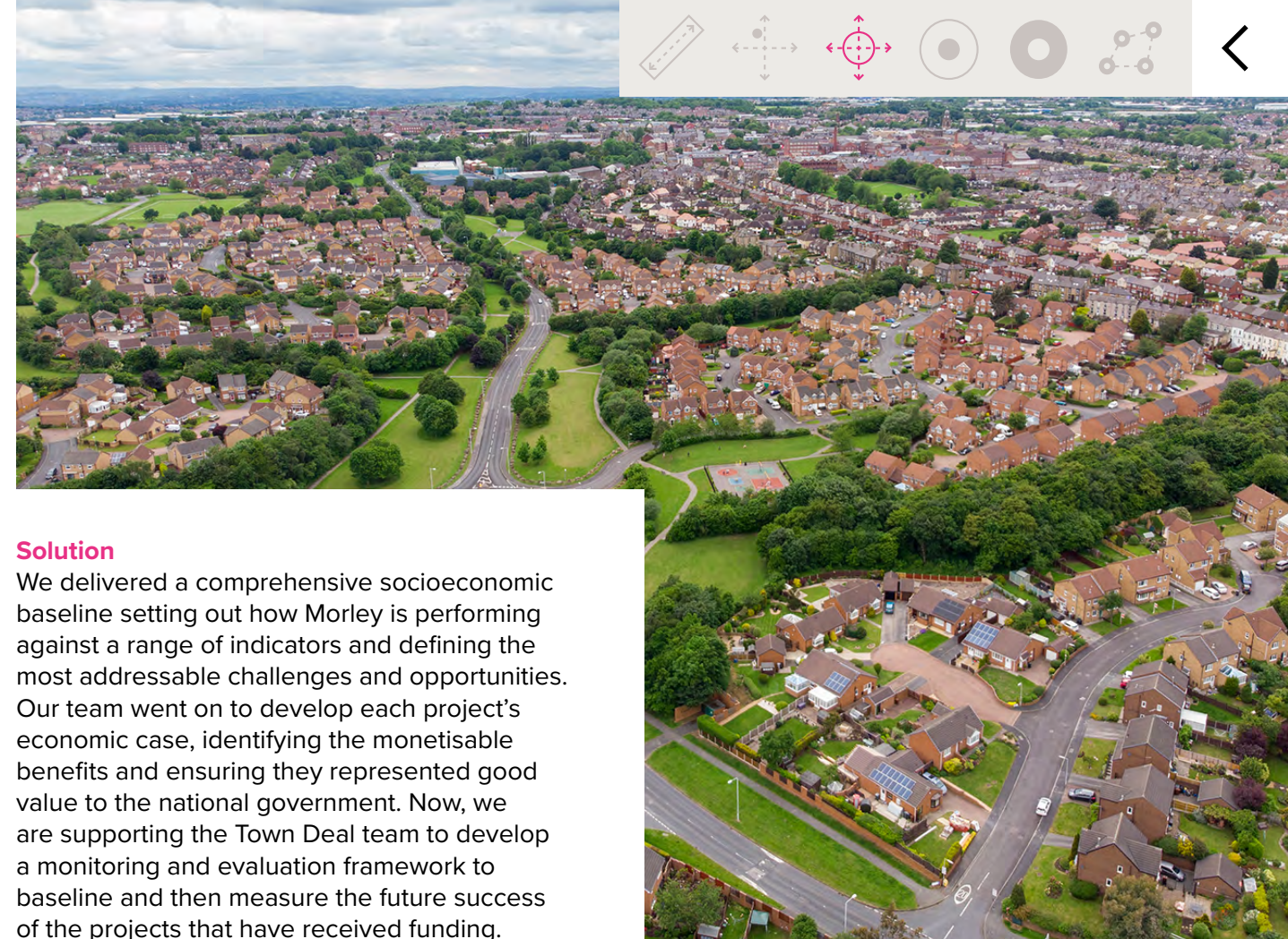
The Morley Town Deal is  
considered an exemplar  
of how ‘levelling up’  
should be addressed

### Opportunity

In 2020, Leeds City Council was invited to develop a town investment plan for Morley. It wanted to understand the socioeconomic characteristics of the town to paint an up-to-date picture of challenges and opportunities. From this, the council would develop a programme of interventions in consultation with residents to deliver against its ambitions. This resulted in proposals for six projects.

# £24.3M

of town funding secured



### Solution

We delivered a comprehensive socioeconomic baseline setting out how Morley is performing against a range of indicators and defining the most addressable challenges and opportunities. Our team went on to develop each project’s economic case, identifying the monetisable benefits and ensuring they represented good value to the national government. Now, we are supporting the Town Deal team to develop a monitoring and evaluation framework to baseline and then measure the future success of the projects that have received funding.

### Outcome

The Morley Town Deal is considered an exemplar of how ‘levelling up’ should be addressed – by consulting the community, drawing on strengths from the local authority, private sector partners and a range of stakeholders for the common good of the town. Morley was successful in its bid for £24.3M of funding and has started on the project designs and delivery.



# Long-term vision to transform Frome Gateway

## Project

Frome Gateway

## Location

Bristol

## Client

Bristol City Council

## Services

Strategic planning, development frameworks, delivery advice

## Scale

Neighbourhoods

Mott MacDonald is ensuring that change and investment benefit residents, businesses and the city

## Opportunity

Bristol City Council is working in partnership with the local community to guide and shape the long-term transformation of the land either side of the River Frome in St Jude's, known as Frome Gateway.

## Solution

To do this, the council is producing a regeneration framework to create a long-term vision and strategy for change. The aim is to build 1000 new homes, and create jobs and public spaces that better meet the needs of the city and local community. We are leading an interdisciplinary team to progress this study.

## Outcome

The city council has some but limited ability to control new development, and there is a growing interest from developers to invest in the area. By creating a regeneration framework to guide long-term change, we are ensuring that change and investment is managed and co-ordinated in a way that benefits residents, businesses and the city.



Making the most of the city's assets for the community to create high quality and resilient places

Source: AHMM







# Delivering London's largest regeneration opportunity

A disjointed neighbourhood is being transformed into a highly permeable network of pedestrian friendly streets

## Opportunity

Carpenters Estate is currently the largest regeneration scheme in London. It is a 15-20 year phased development across 11ha to provide more than 2000 new and refurbished homes, half of which will be genuinely affordable. Populo Living sought the full remit of consultancy services including project, programme and commercial management, as well as advice on risk, quality and social outcomes.

## Solution

This is a resident-led masterplan for the restoration of an estate left behind by failed previous attempts at regeneration. As well as requiring half of the new homes to be genuinely affordable, the masterplan includes refurbishing 44% of existing homes to modern standards and creating a network of pedestrian friendly streets around a new central green space. The programme requires £1bn of investment.

## Outcome

We worked with Populo Living to develop the vision for the Carpenters Estate, managing both the wider design and development management team. The masterplan was backed by residents in a ballot and was submitted for planning under an outline application in June 2022. The first phase has planning approval and puts the community and wellbeing at its heart with the construction of a new community centre for educational and commercial use. An existing tower is also being refurbished as part of phase one.

## Project

Carpenters Estate

## Location

Stratford, London

## Client

Populo Living

## Services

Project, programme and commercial management, equality impact assessment, construction management phasing, contract advice and procurement

## Scale

Neighbourhoods





## Project

Arden Cross

## Location

Solihull, West Midlands

## Client

Arden Cross Ltd

## Services

Development frameworks,  
business case, delivery advice

## Scale

Settlements

A sustainable, smart and  
connected new destination  
at Arden Cross that builds  
on the site's unique context

# Masterplan for HS2 interchange creates life opportunities

## Opportunity

The Arden Cross site in the West Midlands is a key transit-oriented development area containing a proposed interchange station – the first HS2 stop north of London.

## Solution

Based on a market appraisal of the scale of opportunity for the site, we developed a masterplan to deliver a phased and sustainable development, taking into account the area's unique context. Our work included vision workshops, identifying enabling infrastructure, estimating costs, developing the outline business case and producing supporting strategies to underpin the masterplan. These encompassed utilities, environmental sustainability, communities and social value, and land use and delivery.

Securing £50M of investment for this major commercial and transport hub in the west midlands, connecting to HS2

## Outcome

The Arden Cross masterplan brings together the vision for a sustainable, smart and connected new destination with opportunities for employment, learning and living. Arden Cross will support up to 27,000 new jobs, and create 557,418m<sup>2</sup> of employment space, 3000 new homes and new infrastructure to ensure the benefits spread far and wide. Our business case secured £50M of funding for the enabling works. We also helped Arden Cross Ltd to secure a development partner for the site. We are now working to move the proposals to the delivery stage.



Source: Weston Williamson + Partners



# Garden city ambitions for Plasdwr, Cardiff

Regeneration scheme will move residents to the forefront of 21st century living

## Project

Plasdwr development

## Location

Cardiff

## Client

Redrow Homes and Plymouth Estates

## Services

Project management, delivery advice

## Scale

Settlements

## Opportunity

Plasdwr represents a huge regeneration opportunity on 364ha of prime land in north-west Cardiff, forming part of the historic Plymouth Estate. Plans to push the area to the forefront of 21st century living using the garden city principles will make Plasdwr an attractive place to live, while supporting efforts to deliver the high-quality homes that Cardiff needs as it continues to grow. Redrow Homes and Plymouth Estates brought us in to help deliver the regeneration plans.

## Solution

We have implemented robust, efficient and effective procurement and delivery planning for this important development. Stakeholder management has been key to delivering 7000 homes and two schools that meet residents' expectations and demands. Development and disposal of serviced plots are included as part of the package of works, as well as delivery of site infrastructure and a new commercial centre – all integrated to create a place for everyone.

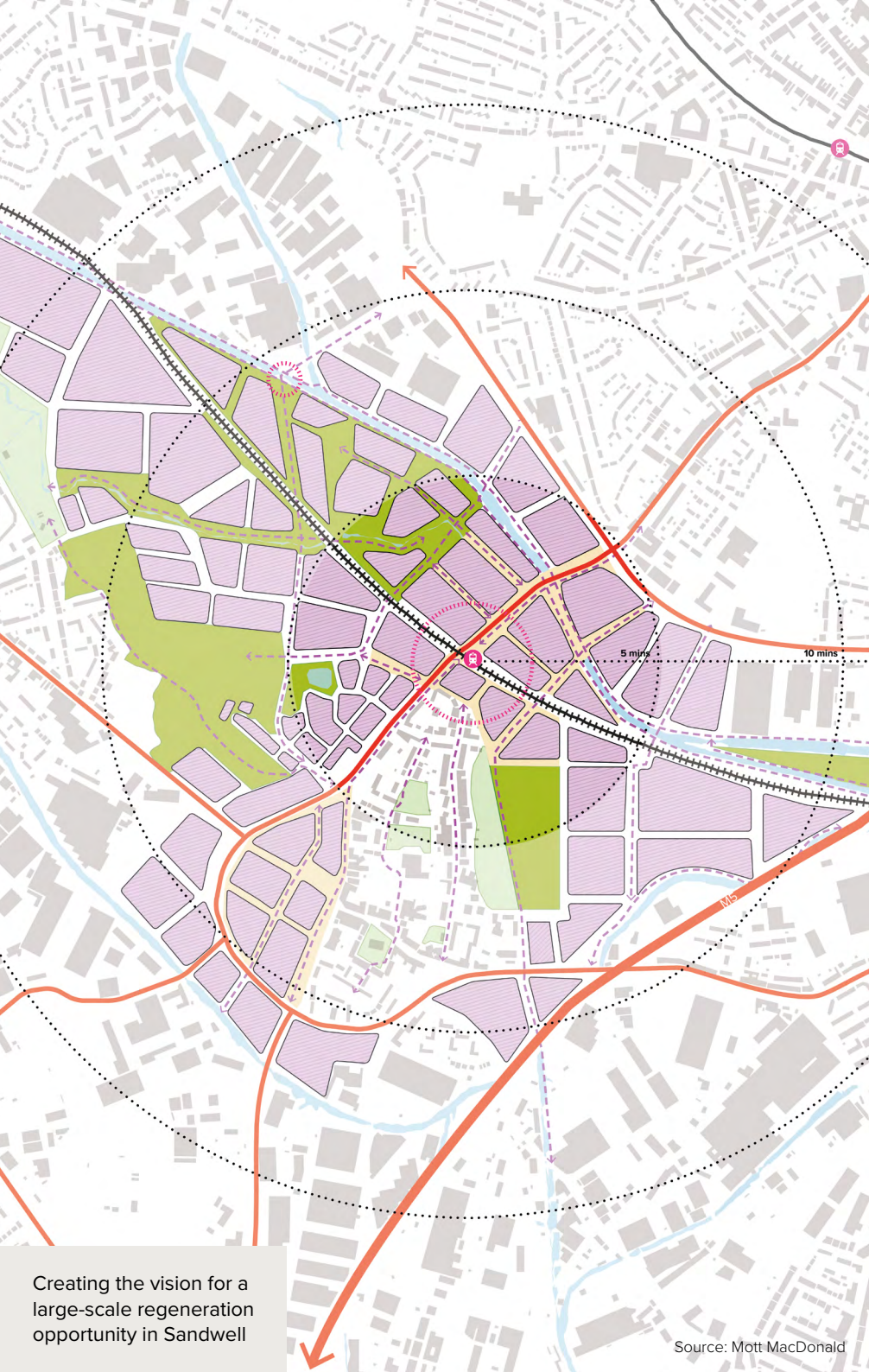
## Outcome

We are successfully managing the procurement, construction and budget of this £2bn garden city regeneration scheme. Our success at Plasdwr has been built on our understanding of large-scale masterplans, regeneration schemes and an appreciation of clients' needs.

From conception to delivery of this major £2bn scheme in Cardiff, helping clients to deliver on their aspirations







# Sandwell 2070 concept masterplan gets the green light

Vision integrates residential neighbourhoods, re-imagines land use, and boosts sustainable transport opportunities

**Opportunity**  
We have created a vision for a 'Green Quarter' in the Black Country in response to the new regional connectivity offered by the arrival of HS2.

**Solution**  
Our work took advantage of the strategic connections between HS2 routes to provide development opportunities, re-imagine land uses, increase density, and deliver sustainable transport for Sandwell and Dudley, and Dudley Port. We envisioned what HS2 could mean for connectivity at a local level and how this might enable inclusive growth, such as the mixed-use transformation of land around Sandwell and Dudley railway station and the repurposing of Oldbury town centre.

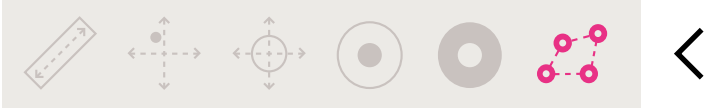
**Outcome**  
The framework integrates new residential neighbourhoods, areas of mixed use, employment-focused areas and expansive green infrastructure into a co-ordinated vision for change. Residential areas are based on the 15-minute neighbourhood concept promoting walking, cycling and public transport use, mixed type and tenure housing, and the provision of community facilities.

The adaptable reuse of historic buildings for smaller-scale work spaces and community activities is a feature of our walkable, low-carbon neighbourhood. The framework seeks to exploit the placemaking potential of existing assets, including the extensive local canal network for waterside homes, leisure and business uses.

- Project**  
Sandwell 2070 concept masterplan
- Location**  
Sandwell, West Midlands
- Services**  
Strategic planning, urban design, masterplanning
- Scale**  
Sub-regional

Creating the vision for a large-scale regeneration opportunity in Sandwell

Source: Mott MacDonald





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