

AGENDA

Meeting Planning Committee

Date Tuesday 16 June 2015

Time 10.00 am

Place Committee Room 5, City Hall, The Queen's Walk, London, SE1 2AA

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Members of the Committee

Nicky Gavron AM (Chair)

Tom Copley AM

Steve O'Connell AM (Deputy Chair)

Navin Shah AM

Andrew Boff AM

A meeting of the Committee has been called by the Chair of the Committee to deal with the business listed below.

Mark Roberts, Executive Director of Secretariat
Monday 8 June 2015

Further Information

If you have questions, would like further information about the meeting or require special facilities please contact: John Johnson Committee Officer; Telephone: 020 7983 4926; E-mail: john.johnson@london.gov.uk; Minicom: 020 7983 4926

For media enquiries please contact External Relations Officer; Telephone: 020 7983 4283. If you have any questions about individual items please contact the author whose details are at the end of the report.

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Certificate Number: FS 80233

**Agenda
Planning Committee
Tuesday 16 June 2015**

1 Apologies for Absence and Chair's Announcements

To receive any apologies for absence and any announcements from the Chair.

2 Declarations of Interests (Pages 1 - 4)

Report of the Executive Director of Secretariat.

Contact: John Johnson; email: john.johnson@london.gov.uk; telephone: 020 7983 4926

The Committee is recommended to:

- (a) Note the list of offices held by Assembly Members, as set out in the table at Agenda item 2, as disclosable pecuniary interests;**
- (b) Note the declaration by any Member(s) of any disclosable pecuniary interests in specific items listed on the agenda and the necessary action taken by the Member(s) regarding withdrawal following such declaration(s); and**
- (c) Note the declaration by any Member(s) of any other interests deemed to be relevant (including any interests arising from gifts and hospitality received which are not at the time of the meeting reflected on the Authority's register of gifts and hospitality, and noting also the advice from the GLA's Monitoring Officer set out at Agenda Item 2) and any necessary action taken by the Member(s) following such declaration(s).**

3 Membership of the Committee

The Committee is asked to note the following membership and chairing arrangements for the Committee, as agreed at the Annual Meeting of the Assembly on 13 May 2015:

Nicky Gavron AM (Chair)
Steve O'Connell AM (Deputy Chair)
Andrew Boff AM
Tom Copley AM
Navin Shah AM

4 Terms of Reference

The Committee is asked to note the following terms of reference of the Planning Committee, as agreed at the Annual Meeting of the Assembly on 13 May 2014:

1. To examine and report from time to time on –
 - matters of importance to Greater London; and
 - the strategies, policies and actions of the Mayor and the Functional Bodies

- as they relate to spatial development and planning matters in London, in particular the Mayor's Spatial Development Strategy ('The London Plan').
2. When invited by the Mayor, to contribute to his consideration of major planning applications.
3. To monitor the Mayor's exercise of his statutory powers in regard to major planning applications referred by the local planning authorities, and to report to the Assembly with any proposal for submission to the Mayor for the improvement of the process.
4. To review Local Development Documents submitted to the Mayor by the local planning authorities for consistency with his strategies overall, to prepare a response to the Mayor for consideration by the Assembly, and to monitor the Mayor's decisions with regard to Local Development Documents.
5. To consider planning matters on request from another standing committee and report its opinion to that standing committee.
6. To consider, as necessary, strategic planning matters as set out in The Town and Country Planning (Mayor of London) Order 2008 and to make recommendations as appropriate. (The Assembly has no powers in relation to any individual planning applications.)
7. To respond on behalf of the Assembly to consultations and similar processes when within its terms of reference.
8. To take into account in its deliberations the cross cutting themes of: the health of persons in Greater London; the achievement of sustainable development in the United Kingdom; climate change; and the promotion of opportunity.

5 Standing Delegation

The Committee is recommended to note the standing delegation to the Chair of the Committee and individual Members as agreed by the Assembly at its Annual Meeting on 13 May 2014:

"That a general authority be delegated to the Chair, following consultation with the lead

Members of the party groups on the Committee, to respond on the Committee's behalf where it is consulted on issues by organisations and there is insufficient time to consider the consultation at a Committee meeting."

6 Minutes (Pages 5 - 140)

The Committee is recommended to confirm the minutes of the meeting of the Planning Committee held on 18 March 2015 to be signed by the Chair as a correct record.

The appendices to the minutes set out on pages 9 to 140 are attached for Members and officers only but are available from the following area of the GLA's website:
<http://www.london.gov.uk/mayor-assembly/london-assembly/planning>

7 Summary List of Actions (Pages 141 - 142)

Report of the Executive Director of Secretariat
Contact: John Johnson; john.johnson@london.gov.uk; 020 7983 4926

The Committee is recommended to note the outstanding action arising from a previous meeting of the Committee as set out in the report.

8 Minor Alterations to the London Plan and Housing SPG Consultations (Pages 143 - 148)

Report of the Executive Director of Secretariat
Contact: Paul Watling; paul.watling@london.gov.uk; 0207 983 4393

The Committee is recommended to:

- (a) Note this report as background to the discussion with invited experts on various aspects of the Mayor's proposals to revise the London Plan and Housing SPG, and to use information resulting from the meeting in the Committee's response to the Mayor's consultations; and**
- (b) Agree to delegate authority to the Chair, in consultation with the Deputy Chair, to agree the Committee's final responses to the consultations on: the Minor Alterations to the London Plan by 22 June 2015; and the Draft Interim Housing SPG by 7 August 2015.**

9 Responses to Planning Committee Report 'Localism in London: What's the Story?' (Pages 149 - 166)

Report of the Executive Director of Secretariat

Contact: Paul Watling; paul.watling@london.gov.uk; 0207 983 4393

The Committee is recommended to note the two responses to the final report on the review of progress in London since the introduction of the Localism Act in 2011, as set out in Appendices 1 and 2 of the report.

10 Planning Committee Work Programme 2015/16 (Pages 167 - 170)

Report of the Executive Director of Secretariat

Contact: Paul Watling; paul.watling@london.gov.uk; 0207 983 4393

The Committee is recommended to:

- (a) Note this report which sets out the background and priorities for developing the Committee's work programme for the coming year;**
- (b) Agree the details set out in paragraphs 4.1 – 4.14 as the main agenda items for each meeting of the coming year; and**
- (c) Note the priorities set out in paragraph 3.4 when opportunities for revising the work programme arise in the coming year.**

11 Date of Next Meeting

The next meeting of the Committee is scheduled for 16 July 2015 at 2.00pm in Committee Room 5, City Hall.

12 Any Other Business the Chair Considers Urgent

Subject: Declarations of Interests

Report to: Planning Committee

Report of: Executive Director of Secretariat

Date: 16 June 2015

This report will be considered in public

1. Summary

- 1.1 This report sets out details of offices held by Assembly Members for noting as disclosable pecuniary interests and requires additional relevant declarations relating to disclosable pecuniary interests, and gifts and hospitality to be made.

2. Recommendations

- 2.1 **That the list of offices held by Assembly Members, as set out in the table below, be noted as disclosable pecuniary interests¹;**
- 2.2 **That the declaration by any Member(s) of any disclosable pecuniary interests in specific items listed on the agenda and the necessary action taken by the Member(s) regarding withdrawal following such declaration(s) be noted; and**
- 2.3 **That the declaration by any Member(s) of any other interests deemed to be relevant (including any interests arising from gifts and hospitality received which are not at the time of the meeting reflected on the Authority's register of gifts and hospitality, and noting also the advice from the GLA's Monitoring Officer set out at below) and any necessary action taken by the Member(s) following such declaration(s) be noted.**

3. Issues for Consideration

- 3.1 Relevant offices held by Assembly Members are listed in the table overleaf:

¹ The Monitoring Officer advises that: Paragraph 10 of the Code of Conduct will only preclude a Member from participating in any matter to be considered or being considered at, for example, a meeting of the Assembly, where the Member has a direct Disclosable Pecuniary Interest in that particular matter. The effect of this is that the 'matter to be considered, or being considered' must be about the Member's interest. So, by way of example, if an Assembly Member is also a councillor of London Borough X, that Assembly Member will be precluded from participating in an Assembly meeting where the Assembly is to consider a matter about the Member's role / employment as a councillor of London Borough X; the Member will not be precluded from participating in a meeting where the Assembly is to consider a matter about an activity or decision of London Borough X.

Member	Interest
Tony Arbour AM	Member, LFEPA; Member, LB Richmond
Jennette Arnold OBE AM	Committee of the Regions
Gareth Bacon AM	Chairman of LFEPA; Chairman of the London Local Resilience Forum; Member, LB Bexley
John Biggs AM	
Andrew Boff AM	Congress of Local and Regional Authorities (Council of Europe)
Victoria Borwick AM MP	Member of Parliament; Member, Royal Borough of Kensington & Chelsea
James Cleverly AM MP	Member of Parliament; Member, LFEPA; Substitute member, Local Government Association Fire Services Management Committee
Tom Copley AM	
Andrew Dismore AM	Member, LFEPA
Len Duvall AM	
Roger Evans AM	Deputy Mayor; Committee of the Regions; Trust for London (Trustee)
Nicky Gavron AM	
Darren Johnson AM	Member, LFEPA
Jenny Jones AM	Member, House of Lords
Stephen Knight AM	Member, LFEPA; Member, LB Richmond
Kit Malthouse AM MP	Member of Parliament
Joanne McCartney AM	
Steve O'Connell AM	Member, LB Croydon; MOPAC Non-Executive Adviser for Neighbourhoods
Caroline Pidgeon MBE AM	
Murad Qureshi AM	Congress of Local and Regional Authorities (Council of Europe)
Dr Onkar Sahota AM	
Navin Shah AM	
Valerie Shawcross CBE AM	Member, LFEPA
Richard Tracey AM	Chairman of the London Waste and Recycling Board; Mayor's Ambassador for River Transport
Fiona Twycross AM	Member, LFEPA

[Note: LB - London Borough; LFEPA - London Fire and Emergency Planning Authority; MOPAC – Mayor's Office for Policing and Crime]

3.2 Paragraph 10 of the GLA's Code of Conduct, which reflects the relevant provisions of the Localism Act 2011, provides that:

- where an Assembly Member has a Disclosable Pecuniary Interest in any matter to be considered or being considered or at
 - (i) a meeting of the Assembly and any of its committees or sub-committees; or
 - (ii) any formal meeting held by the Mayor in connection with the exercise of the Authority's functions
- they must disclose that interest to the meeting (or, if it is a sensitive interest, disclose the fact that they have a sensitive interest to the meeting); and

- must not (i) participate, or participate any further, in any discussion of the matter at the meeting; or (ii) participate in any vote, or further vote, taken on the matter at the meeting

UNLESS

- they have obtained a dispensation from the GLA's Monitoring Officer (in accordance with section 2 of the Procedure for registration and declarations of interests, gifts and hospitality – Appendix 5 to the Code).

- 3.3 Failure to comply with the above requirements, without reasonable excuse, is a criminal offence; as is knowingly or recklessly providing information about your interests that is false or misleading.
- 3.4 In addition, the Monitoring Officer has advised Assembly Members to continue to apply the test that was previously applied to help determine whether a pecuniary / prejudicial interest was arising - namely, that Members rely on a reasonable estimation of whether a member of the public, with knowledge of the relevant facts, could, with justification, regard the matter as so significant that it would be likely to prejudice the Member's judgement of the public interest.
- 3.5 Members should then exercise their judgement as to whether or not, in view of their interests and the interests of others close to them, they should participate in any given discussions and/or decisions business of within and by the GLA. It remains the responsibility of individual Members to make further declarations about their actual or apparent interests at formal meetings noting also that a Member's failure to disclose relevant interest(s) has become a potential criminal offence.
- 3.6 Members are also required, where considering a matter which relates to or is likely to affect a person from whom they have received a gift or hospitality with an estimated value of at least £25 within the previous three years or from the date of election to the London Assembly, whichever is the later, to disclose the existence and nature of that interest at any meeting of the Authority which they attend at which that business is considered.
- 3.7 The obligation to declare any gift or hospitality at a meeting is discharged, subject to the proviso set out below, by registering gifts and hospitality received on the Authority's on-line database. The on-line database may be viewed here:
<http://www.london.gov.uk/mayor-assembly/gifts-and-hospitality>.
- 3.8 If any gift or hospitality received by a Member is not set out on the on-line database at the time of the meeting, and under consideration is a matter which relates to or is likely to affect a person from whom a Member has received a gift or hospitality with an estimated value of at least £25, Members are asked to disclose these at the meeting, either at the declarations of interest agenda item or when the interest becomes apparent.
- 3.9 It is for Members to decide, in light of the particular circumstances, whether their receipt of a gift or hospitality, could, on a reasonable estimation of a member of the public with knowledge of the relevant facts, with justification, be regarded as so significant that it would be likely to prejudice the Member's judgement of the public interest. Where receipt of a gift or hospitality could be so regarded, the Member must exercise their judgement as to whether or not, they should participate in any given discussions and/or decisions business of within and by the GLA.

4. Legal Implications

- 4.1 The legal implications are as set out in the body of this report.

5. Financial Implications

5.1 There are no financial implications arising directly from this report.

Local Government (Access to Information) Act 1985
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List of Background Papers: None

Contact Officer: John Johnson

Telephone: 020 7983 4926

E-mail: john.johnson@london.gov.uk

MINUTES

Meeting: Planning Committee
Date: Wednesday 18 March 2015
Time: 2.00 pm
Place: Committee Room 5, City Hall, The Queen's Walk, London, SE1 2AA

Copies of the minutes may be found at:

www.london.gov.uk/mayor-assembly/london-assembly/planning

Present:

Nicky Gavron AM (Chair)
Steve O'Connell AM (Deputy Chair)
Andrew Boff AM
Tom Copley AM
Navin Shah AM

1 Apologies for Absence and Chair's Announcements (Item 1)

1.1 There were no apologies for absence.

2 Declarations of Interests (Item 2)

2.1 The Committee received the report of the Executive Director of Secretariat.

2.2 **Resolved:**

That the list of offices held by Assembly Members, as set out in the table at Agenda Item 2, be noted as disclosable pecuniary interests.

3 Minutes (Item 3)

3.1 Resolved

That the minutes of the meeting of the Planning Committee held on 22 January 2015 be signed by the Chair as a correct record.

4 Summary List of Actions (Item 4)

4.1 The Committee received the report of the Executive Director of Secretariat.

4.2 Resolved:

That the outstanding actions arising from previous meetings of the Committee, as listed in the report, be noted.

5 Design Approaches to New Housing Development (Item 5)

5.1 The Committee received the report of the Executive Director of Secretariat as background to putting questions to the following guests:

- David Birkbeck, Chief Executive, Design for Homes;
- Martin Green, Head of Specialist Housing Services, London Borough of Southwark;
- Esther Kurland, Director, Urban Design London; and
- Philipp Rode, Executive Director and Senior Research Fellow, LSE Cities.

5.2 A transcript of the discussion is attached at **Appendix 1**.

5.3 Three of the guests present gave presentations during the course of the meeting, which can be found attached to the minutes as follows:

- Esther Kurland's presentation is attached at **Appendix 2**;
- Philipp Rode's presentation is attached at **Appendix 3**; and
- David Birkbeck's presentation is attached at **Appendix 4**.

5.4 Resolved:

(a) That the report and discussion with guests on design approaches to new housing development be noted;

(b) That authority be delegated to the Chair, in consultation with the Deputy Chair, to agree a future site visit to new developments in London that demonstrate different approaches to delivering high quality and sustainable housing for a range of individuals and families; and

(c) That the Committee use the discussion on this item to contribute to a response to the revised Housing Supplementary Planning Guidance that was expected to be published for consultation in May 2015.

6 Letter to the Mayor - Tall Buildings and London's Skyline (Item 6)

6.1 The Committee received the report of the Executive Director of Secretariat.

6.2 **Resolved:**

That the letter to the Mayor from the Chair of the Planning Committee be noted.

7 Responses to Planning Committee report 'Localism in London: What's the Story?' (Item 7)

7.1 The Committee received the report of the Executive Director of Secretariat.

7.2 **Resolved:**

(a) That the responses to the final report on the review of progress in London since the introduction of the Localism Act in 2011 be noted; and

(b) That the Committee build in further follow up and monitoring of the issues raised at Appendix 1 to the report in the development of its future work programme.

8 Planning Committee Work Programme (Item 8)

8.1 The Committee received the report of the Executive Director of Secretariat.

8.2 **Resolved:**

(a) That the report and the work completed in the Assembly year 2014/15, as set out in paragraph 3.2 of the report, be noted;

(b) That the topics being considered in the ongoing work towards drafting a full work programme for 2015/16, as set out in paragraphs 4.4 to 4.10, be noted;

(c) That authority be delegated to the Chair, in consultation with the Deputy Chair, to agree a work programme for approval at the next Committee meeting on 16 June 2015; and

(d) That authority be delegated to the Chair, in consultation with the Deputy Chair, to agree the main item for the next Committee meeting on 16 June 2015.

9 Date of Next Meeting (Item 9)

9.1 Noting that it is subject to a decision of the London Assembly at its Annual Meeting on 13 May 2015, the date of the next meeting of the Committee was scheduled as Tuesday 16 June 2015 at 10.00 am in Committee Room 5.

10 Any Other Business the Chair Considers Urgent (Item 10)

10.1 There were no items of business that the Chair considered to be urgent

11 Close of Meeting

11.1 The meeting ended at 5.01pm.

Chair

Date

Contact Officer: John Johnson Committee Officer; Telephone: 020 7983 4926; E-mail: john.johnson@london.gov.uk; Minicom: 020 7983 4926

Planning Committee – 18 March 2015

Transcript of Item 5 – Design Approaches to New Housing Development

Nicky Gavron AM (Chair): Today's topic is looking at the form and typology of London's housing. London is growing enormously and we know its population is increasing. We know, for instance, that we need a quarter of a million new family homes over the next few decades. We are particularly going to focus today on, given the growth in population and given the emphasis on higher densities, how we can accommodate the different households, whether they are single, families, couples or people with special needs. How can we accommodate people in a way that actually still gives quality of life and sustainable development but meets the higher densities? Can it be done? How can it be done? Are there better ways of doing it?

We have a very good panel to help us with that. We have already looked at density and we will be revisiting that, I am sure, during the next year. We are going to look at estate renewal in our work programme over the coming year. We will be revisiting and building on a lot of what you and we discuss today. Committee, if I can just introduce our new panel? If you each say just a few lines about yourselves, we will just go over who is here for the sake of the webcast. Thank you.

Martin Green (Head of Specialist Housing Services, London Borough of Southwark): My name is Martin Green. I am the Head of Specialist Housing Services across the road here at the London Borough of Southwark (LB Southwark). For my sins I have been in housing for 40 years later on this year, mainly managing high-rise estates. One of my areas of responsibility at the moment is constructing service charges. When you chaps build the blocks, I have to manage them and maintain them for the next 100 or so years and I have to incur those costs and recharge the residents in them.

David Birkbeck (Chief Executive, Design for Homes): It would be nice to be building them. I guess you make loads of money if you do. I research them. I work for an organisation called Design for Homes and I run the Government's Housing Design Awards, which means I get hold of about 150 to 200 detailed examples of things being built at any time that I can look through to try to find out what is working and what is not working. I am going to talk a little bit about some of those today. I am sorry I am late.

Nicky Gavron AM (Chair): That is all right. That was David Birkbeck.

Esther Kurland (Director, Urban Design London): I am Esther Kurland. I am a planner by background and I deal with urban design. In the last ten years I have been working at Urban Design London, which is an organisation to support local authorities in London: councillors, officers, planning, highways and housing. We run about 80 events a year. We also do design reviews and design surgeries. Between the events, which are very practical and looking at examples, and the surgeries and design reviews looking at schemes, we also see lots of what is going on, what people are building and not building and what the problems are with them.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): I am Philipp Rode. I am the Executive Director of LSE Cities at the London School of Economics (LSE), which is a research centre that focuses on international dimensions of urbanisation and city development, where of course one central question is related to housing density and questions of the implications for planning. We have researched some of that in the case of London, most of it more internationally, and I will make some cross-references to how London compares to a broader international perspective.

Nicky Gavron AM (Chair): The way we are going to do this is we are going to have eight questions overall or blocks of questions and we are going to intersperse that with the presentations by Philipp, Esther [Kurland] and David [Birkbeck], but we are not kicking off straight away with the presentations.

I would like to start by asking Philipp about whether he thinks we can really accommodate families, given the densities we are trying to achieve. Do you think it can be done?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Thank you, Chair. What I thought I would just do is remind ourselves of what are probably the most important dimensions of the quality of housing that is relevant for families. In doing so, from the beginning we need to differentiate the scales we are talking about because a lot of that discussion really happens only at the scale of the individual unit, whether that is a flat or a house, not considering the broader environment that that house or flat produces, which is absolutely central for families.

Let us start with the smaller scale. It is absolutely clear that a certain generosity with regards to the living space in a family house is central. The desires are probably endless with regards to how much you would want as an individual, but it is determined by price and how much we can afford. Therefore, a very important and probably central metric for family-worthiness or family-affinity is the square metre price of housing. Comparing that across different typologies is a very important story.

On the other end of the scale are all sorts of accessibility questions, issues that relate to how services - education, health and so on can - be accessed given the various different typologies one is living in. This is already an area where we can see considerable advantages of higher density and more compact mixed environments, which become, you could say, family and child-friendly simply because they produce that accessibility.

I want to just pick one crucial example that is often forgotten in that debate and that is that even the access to jobs for the parents of children matters enormously in terms of the quality of your upbringing. If your parents commute an hour or more per day in one direction, you are just going to see far less of them compared to a situation where in an ideal world it is walking distance or let us say less than 30 minutes. A commute of that distance has advantages. It is very rare that you would find that in environments that are more dispersed and more residential only. Let us keep that in mind.

There is a specific question that always comes up about the importance of private green space. While it is obvious that a private garden has massive advantages and probably is the one thing that differentiates other typologies like flats or more high-rise living from the house-based typology, we also need to acknowledge that there are very sensible strategies to compensate for the non-existence of a garden. Number one, of course, is generous terraces and rooftops or, indeed, balconies.

More importantly for children probably are these so-called 'semi-public' environments, where they can play in a safe environment, maybe in a courtyard situation, where not only one parent but several families and several parents can oversee what is happening and where they very early on have greater exposure to children other than in their core family unit. That in itself can of course be also an asset.

I will leave it here. There are more points I will come back to.

Nicky Gavron AM (Chair): Does anyone want to ask anything just around what Philipp has just said? Not at this moment? OK.

Do you think that what you are talking about can be replicated? Does it have to be a street-based design or should the kind of accommodation you are talking about be replicated in some different form or could it be? Are you talking only about street-based design?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Street-based designs have proved to be enormously successful for many other reasons than those specifically related to the family question. From an urban design perspective, activating and defining the street as a very clear space has significant advantages for all sorts of reasons.

If we are linking it to the question of quality living for families, we almost need to shift the debate on what the street is about and how it is used. Traditionally, streets can be the most educational environment you can imagine for growing up in a city. Unfortunately, the tendency has been that we feel it is no longer safe enough to have our kids play in streets. Therefore, whether your property is aligned to a street or not slightly becomes irrelevant.

However, if we were able to bring back quality street-based environments that allow children to access them in a safe way - and 'play streets' are obviously a good example of exactly doing that - the street typology, whether it is a perimeter block or a terrace, has massive advantages for creating communication and for creating a sense of environment in young children. However, it entirely rests on this important precondition that the street in itself needs to first be fit for purpose for a use that goes far beyond a movement function of vehicular traffic.

Nicky Gavron AM (Chair): Does any of the rest of the panel have anything to say about what Philipp has just been saying? Would you like to add anything?

Esther Kurland (Director, Urban Design London): I can do in terms of that. I totally agree with you about what the street is. There are all sorts of different types of street and there is a lot of work at Transport for London at the moment going on about looking at how to balance movements and living or place-based functions for any particular street. They may actually change the balance between those over time in the same street. Sometimes it is quite difficult because lots of people want to move through the street and lots of people want to dwell on the street and use it as part of their outside living space.

When you are talking about places where people are living and using that street, it is really important to get that balance right. That is generally about how to manage deliveries, waste collection, through traffic, the speeds that are used and the amount of space in the street that is given over to those, whether it looks and feels like it is dominated by through vehicles or looks and feels like it is dominated by those for whom it is their home environment. How the streets are dealt with is really very important to getting the housing working for families.

However, I do not know what the alternatives are for a street-based layout because streets can be all sorts of different things. They are obviously giving access to the buildings and the homes themselves. If you are thinking about more of a 'Radburn' kind of layout, they still have streets but they are very small and narrow or are streets that cars do not go down. Where they seem to go wrong is where you are not sure whether you are in a private space or in a public space. If you say that a street-based layout is basically saying, "This is public and that is not and so anybody is allowed to go here but only certain people are allowed to go there", and if that is the concept of street-based development, then that is pretty important. However, what that street is actually like and how big it is will vary between schemes.

Nicky Gavron AM (Chair): Do you want to add anything to that, David?

David Birkbeck (Chief Executive, Design for Homes): Just on the last point that Esther made, most people feel comfortable with their home and where they live if they know that some of it is private to them and their family, some of it is shared with them and a certain number of people in the community and the rest is shared with everybody, and if there is a clear and obvious definition of that. That is essentially what a traditional street does. You have a door and behind that door are you and your family; you have a front garden, which often in London is behind a set of railings if you are lucky, and that is the space that you share with other people in your street; and then you have the pavement outside that you share with everybody. That basis of having a hierarchy and the reason why we like that is it makes us feel comfortable and it makes us feel relaxed and it gives us the opportunity to make connections with other people in a system we understand.

Nicky Gavron AM (Chair): We are not going to have the luxury, are we, if we want to accommodate families within London in the future?

David Birkbeck (Chief Executive, Design for Homes): No, but we should try to get as much of it as possible.

Nicky Gavron AM (Chair): Are you going to show us that in your presentation?

David Birkbeck (Chief Executive, Design for Homes): Yes.

Nicky Gavron AM (Chair): OK. We will not pre-empt that, then. If you are going to show us these things in your presentations, then we will not pre-empt that. I am interested in how much play space is shared for different age groups: under-fives, five-to-elevens, eleven and upwards. They have different needs, perhaps. Under-fives definitely do and older children and teenagers have different needs from five-to-elevens and so on. They need ballgame space and so on. I am interested in how we think we are going to accommodate that.

You may want to refer to that in your presentation and so I do not want to bring it in now if it is not relevant, but you go around estates and you see no ballgames. There is virtually nowhere for kids to be. Mothers cannot overlook them. I do not know. Are you going to show us in your presentations examples of --

David Birkbeck (Chief Executive, Design for Homes): I do not have a great deal on that, no, but what you are talking about is the use of the perimeter block to create recreation space within the block. There is lots of evidence that it just does not seem to be working. The fact that companies like Berkeley Homes are now filling those spaces with water to stop people from using them suggests that they come with some serious management issues. There are all kinds of pressures on those spaces within the block that seem to disappear if you take them to the front of the block and onto the street. It is like people expect what is at the back of their building to be more private than perhaps those 'doughnut' blocks are making that space.

Nicky Gavron AM (Chair): Philipp, you talked about courtyard designs. I have seen courtyard designs where you have a small private garden - pretty small, actually - at the back and there is communal space that young people and small children will share. Is that part of what you were talking about or alluding to?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): I will show a few examples but, whether these work or not, there are so many factors that influence that. The reality is that we can all point towards developments where it works in an excellent way and that is the reason why we are talking about it. At the same time, yes, there are failures. How much of that is related to how the whole thing is managed, ownership structures, the actual design and questions of scale? We put a lot of very different dimensions into this basket of perimeter-block developments and it is no surprise that we get very, very mixed results.

Of course, there is a culture around that as well that needs to develop over time. It is very important to acknowledge when one introduces new typologies that we cannot magically expect these typologies to induce new behaviour from day one and we need to give this time. The terraced house had 200 or more years to become as successful as it is because it is part of our cultural DNA. That is also an important dimension we need to acknowledge.

David Birkbeck (Chief Executive, Design for Homes): There is a building that classically illustrates the problem with doing this in Southwark at Bear Lane. You must know that street. It appears on the front cover of virtually every architectural magazine on the grounds that it is presented as drop-dead gorgeous housebuilding, but it has a tiny courtyard behind it that is so compact and the distances between the windows are so narrow and so tight. If anybody goes into that courtyard, which has no soft landscaping at all and is very high, going right up to about 11 or 12 storeys, they only have to get their mobile phone out and they are effectively a nuisance to everybody in the back of every flat because of the echo within that courtyard. It is constructed in such a way that it becomes a problem. Those kinds of spaces are often presented as amenity space for the residents, but a space like that just becomes a battleground for the residents. Anyone who uses that on a Saturday night after about 10.00pm is going to keep everybody in the other apartments awake. You get shift workers who do not want you to be using it during the day. This type of arrangement has been planned all over London without anybody having any sense of how it is actually going to be used. This is why in some cases people are filling them up with water now to stop them being used.

Esther Kurland (Director, Urban Design London): There is a good example near here in Coin Street. The scale is totally different. Coin Street is a very interesting example because there are four stages of development from the 1980s first block all the way through to the Doon Street Tower - or whatever it is called - that they are building now.

The one before the most recent development is four storeys of stacked maisonettes around a central, shared, private courtyard behind. It has some small gardens and then it also uses levels quite interestingly and landscaping so that it puts the more noisy activities to one side, as it were, and lower. Then it has areas that are maybe for adults and older people to sit in and enjoy being outside at a different level and slightly separate from the ballgames areas. The scale of that is such that I do not think the noise created inside it is causing a problem for residents. There are also management systems in place to stop doing things after 9.00pm or 10.00pm at night. That perimeter block does not have residential on one side. It has community uses on one side and that allows those noisy and more disturbing things to go into that area.

The schemes that really worry me are the ones where you do get this amenity space and it is asked to do so many things. It has small private gardens in it. It is giving the access routes to a course and to flats above. It has the bike storage areas in it. It might have the rubbish collection areas in it. Then it is put down as a garden. It is not a garden. It is more of a street than the street on the side in a way because it is doing all of those functions. It is drawn in green on the plan so that it looks pretty, but you know it is not going to work that way. The quality of those sometimes is challenging. Just think about what it is going to be like to live there, how you use that and how the landscaping is going to bear up as well.

There is good and there is bad. With all of these schemes, it is down to the individual qualities of the scheme, the architect, the planners, the developers, the management regime, etc.

Nicky Gavron AM (Chair): Yes, I take all that. That is really interesting. There also might be something about the number of units and the scale and the height if they are too small.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): I was just going to make that point. I would not be surprised if there is a bit of a rule of thumb here whereby these courtyards work,

particularly again for families and children, if they meet, for example, a condition that you will more or less know everyone who is facing that courtyard. You would know if someone is noisy who that is and you could engage with that person. Some of the developments we have just heard about are of a scale where this place is in some ways more public than semi-public or indeed private. You no longer know your neighbours and you no longer have a sense of social control over that environment and ownership of it. It becomes very difficult for people to co-manage it with everyone who lives around it. In some ways you need a more formal management that just takes care of the rules and takes care of the maintenance of the space.

In these cases, I would not be surprised where you have a degree of correlation with those problems popping up that these places are no longer being that desirable. Scale is crucial and looking into how many family units surrounding such a courtyard make it a good experience versus where you have a cliff and it becomes something more negative.

Nicky Gavron AM (Chair): On the other hand, I can imagine that the smaller the numbers, then the smaller the courtyard, and there might be other issues in terms of noise and so on.

Esther Kurland (Director, Urban Design London): It is worth remembering that the courtyard is there to give light and air to the backs of the buildings in the first instance when you have a perimeter block or two rows of terraces. That back area is helping those buildings work. If you think about their fronts and their backs and if you think about the activities you want to support - whether it is play, informal recreation, sport or whatever - is that a more public activity or a private activity? If it is a public activity, can it go at the front of buildings rather than at the back of buildings? It is flipping it around to think about how that space is there for the buildings. How big does it need to be? How much can you give on the other side?

We have seen more development of the perimeter block idea with Z shapes and C shapes instead of O shapes and a morphing of these areas so that sometimes it is the street outside that becomes the communal play space because cars cannot go all the way through it or only very slowly. The back area is not asked to do quite so much and may be slightly smaller as well.

Nicky Gavron AM (Chair): Are you going to show us an example of that?

Esther Kurland (Director, Urban Design London): I cannot remember. Maybe. We will see what I have.

Nicky Gavron AM (Chair): It was just a bit of a warm-up for seeing your slides so that we can go through some of the issues now. I hope we get a chance to talk about - we have talked quite a bit about what is outside - what is inside, too. Different households need different amounts of storage, for instance. Families need quite a lot more. I do not know. Are any of you going to look at what is inside as well?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): I am not, no.

Esther Kurland (Director, Urban Design London): Not in depth, but I wanted to talk a bit about what is shared and what is private. Not in depth, but I will come to that with the slides, if you prefer.

Nicky Gavron AM (Chair): Yes, because at the last meeting where Philipp was, he talked quite a lot about the space standards of the apartments. Perhaps you are going to come on to that when you talk about your international examples and internal space standards, the amount that is given to storage and so on. Is that right?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Yes, I will make some reference with a few photos.

Nicky Gavron AM (Chair): Good. We need that.

David Birkbeck (Chief Executive, Design for Homes): The only thing I would say, though, is that some of this is now regulated for the first time in history, really. I do not think that we have ever had quite as vigorous regulation before, either, because it only affected council housing. However, I understand that the definition of minimum storage sizes in apartments from reading the London Design Guide has been X metres for this unit, X-plus metres for this unit and so on.

What no one is necessarily doing is watching what happens when somebody then fills that space with one of those heat-recovery units. We are seeing a lot of apartment that on plan look like they have the requisite storage according to the Design Guide and then, because they are all dependent now on having a mechanical ventilation system that has a box bigger than a washing machine, it goes in the very cupboard that is supposed to be the storage. Your two metres of storage suddenly becomes 0.8 of a metre because you have the equivalent of a fridge-freezer sucking the air out of your house in order to ventilate it. Therefore, there are some issues around those things. I am not actually going to talk about them now.

Esther Kurland (Director, Urban Design London): No, I was not going to talk in detail, but it is worth picking up on the issue of how adaptable the space inside a house is or is not. We are building using the standards with quite large downstairs toilets and corridors that sometimes end up as smaller rooms or we are putting in more storage and taking it out of rooms. For some people, it is absolutely fine and that is to ensure lifetime homes to a large extent. However, for other people, they might prefer to have a bigger room or a smaller corridor.

How adaptable these are so that you can change that around for families as opposed to other users or families with small children is a bit of a question and I do not know the answer to that. I totally understand why we are where we are, but the efficiency of the use of wall space, whether it is inside the home or outside the home, may be not always that efficient for every type of user if we are building to a pattern book, as it were, or to a standard.

It is a bit of a controversial thing to say, but you hear sometimes people saying when we go around and we take people from different local authorities to look at the new schemes, "There is a massive downstairs toilet, but the living room is tiny and you cannot get anything in it. What is most important? Is it possible to change the wall when you are in there?"

Nicky Gavron AM (Chair): I recently went to a development of fast-build, modular, prefabricated homes, which looked just like traditional homes but when we went inside them we were told that they had very generous standards and the walls could be moved around. You could change things. That is one of the advantages of the modular system.

Esther Kurland (Director, Urban Design London): It is a question. When it comes to storage space, are you ending up using that big toilet as storage space, basically? Maybe that is fine.

David Birkbeck (Chief Executive, Design for Homes): The other thing to say just as an aside is that if you ever ask the house-builders to be entirely candid with you and tell you whether they think they produce big enough flats, they will say, "We produce the flats that people can afford". Then you say, "What is wrong with the flat that you produce?" They say, "There is nothing wrong with it. It is what people can afford: except for the storage, which we always undersupply". They recognise that. That is the one thing that they openly admit that they always mess up. People are being sold units that do not contain enough storage for what people have in this century.

Nicky Gavron AM (Chair): I would have thought that that is particularly important - though it is probably important in other ways for other households - for children. What we are picking up is a whole lot of recommendations from this that we can put in. We will come on to later what the Mayor could and should be doing and may even be doing in the future.

Tom Copley AM: How can family housing be delivered at higher densities than previously thought while retaining residential quality? Who wants to kick off with this one? Esther?

Esther Kurland (Director, Urban Design London): Why, because I am smiling? I am really thinking about the question and I have so many questions about the question and about what was previously thought to be the appropriate density for residential housing.

Tom Copley AM: Is 250 a hectare the maximum that is considered?

Esther Kurland (Director, Urban Design London): I am always very sceptical about using density figures to try to understand what we are doing and what we are not doing. I do have a slide about this a bit later on, but I am happy to talk about it without the slide.

Whether it is a family or not a family or whatever it happens to be, if we think about our lives as having private things we need to do or private spaces that we need and shared or public things that we do or things we do shared, there is a balance between those. The more we do share and the higher the density, the higher intensity the area can work at. If you share everything like in a kibbutz in Israel or something like that, you are sharing your nursery and you are sharing absolutely everything. It means that the density and intensity of use for everybody there is very high. If you take it to the other extreme with a Green Belt house that has its own swimming pool and its own gym, you are not sharing anything and you have a much lower intensity of use of the resources that are going on there. There are all sorts of spectrum between the two.

How much is shared and how much is not shared - whether it is play space, whether it is laundries, whether it is spare rooms, whether it is a restaurant - there is a trade-off in terms of the way space is being used. It is space inside the private home and space outside the private home.

When we are thinking about density, are we thinking about just that private home or are we thinking about the space needed for all of that life, for the shared life as well as for the private life? If we are only thinking about the private home and if we are thinking that the densities we are building for private homes are going up and up because we are squeezing not only the size of the private home but also the amount of space around it that is used for that shared life, then we are probably storing up problems? I do not know what the threshold is by which it does not work, but it is the way we are thinking about it.

Tom Copley AM: Where is this happy medium between the two? If you go to Denmark, you have co-housing, where families share --

Esther Kurland (Director, Urban Design London): Yes, exactly. That can work very well. I do not think there is one model that fits all. When we are talking about density, if we say, "We will keep increasing the net density on the site and we are building this on this site", and we do that on every site in that neighbourhood, then we do not leave the breathing space for those shared activities, whether it is the school, the playground or whatever else it happens to be. We are probably causing problems for the future.

However, if we are looking at what the density is and how to optimise that across both the private spaces and the shared spaces, more of a gross neighbourhood density, then I am sure that with ingenuity and changed

attitudes to how we live, we will move away from, “Everything must be private and I must have my own everything”, to, “I am very happy to share a laundry with six other families”, and we can increase densities without jeopardising quality. Does that answer your question?

Tom Copley AM: You are saying it requires a shift in attitude to how we live if we are going to increase densities?

Esther Kurland (Director, Urban Design London): It requires looking at densities slightly differently rather than just the number of habitable units.

Andrew Boff AM: Are you not describing a hostel?

Esther Kurland (Director, Urban Design London): That is one example of very intense use to house a lot of people. A hotel is a really intense way of doing that where you have only one room that is your private life, as it were, that you are living in and then you are doing all sorts of other things in shared facilities. I am not suggesting that we build London as loads of hostels or hotels, but that is one extreme and the private home with everything is another extreme. There are all sorts of options in between, probably. It is whether we actually think of density in that way or whether in planning we just think about the site net density and optimising that. I have tried to answer your question as best as I can.

Tom Copley AM: No, that is good. Philipp wants to come in on that.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): This is incredibly helpful what Esther just said about the sharing, but I just want to add maybe two perspectives.

The first is going back to the space standard and literally the amount of square feet or square metres you have. There is something counterintuitive happening here. As I mentioned at the beginning, what we really need to talk about is the affordability per square metre and how expensive it is. Once you leave the house-based typologies, you actually have a jump in affordability initially and the square metre becomes cheaper rather than more expensive. That means that once you are moving from the house-based typology into flats, you probably have a reduction in price per square metre of 30% or even more, particularly if you include the costs of making an area accessible with the roads, parking and all of those requirements.

In other words, what we are getting with the first jump towards density is potentially more square metres of living space. This is really an important story, which at the moment we are covering up because of the way costs are divided between the public and the private. We are essentially as a public subsidising relatively low-density housing, not including the costs for accessibility in the development of these square metres. That is why sometimes they appear to be cheaper. They are not.

If you then continue of course, you get into at some point, again, if you want to increase density more and more, persons per hectare. You might have a function of a reduction in personal living space. However, we really need to communicate that in the context of London where there is an opportunity to go from house to flat typologies. Purely from an economics perspective, it is an opportunity to increase personal living space rather than to decrease it. That is not very well understood.

The second issue is about sharing and the hostels. On the one hand, you can have a slightly negative attitude to that. On the other hand, in a context where there is a degree of resource scarcity at all ends for the private consumer and also of course at a public level, for an individual to afford more and be able to access various things and to be able to share is one way of getting there. If you have a housing typology that enables the sharing of resources, you might all of a sudden find yourself in a situation where you have access to items that

you would normally never be able to afford, including all sorts of opportunities for your children to play and access to shared facilities. One should not forget that dimension of a real added value through the opportunity of sharing.

Tom Copley AM: Any more comments on this?

Martin Green (Head of Specialist Housing Services, LB Southwark): Perhaps I could just make a comment on that last point. That is true in terms of the capital cost of provision and everything you have said is correct. My area is the ongoing revenue costs. As soon as you introduce an element of communality, it has to be managed and --

Tom Copley AM: We are coming to this later, actually. This is something we are coming to further down the agenda that Steve [O'Connell AM, Deputy Chair] is going to take up.

Martin Green (Head of Specialist Housing Services, LB Southwark): -- that is when the management cost goes up. With all these things we are talking about, we have to think about the difference between the capital provision and the ongoing revenue costs.

Andrew Boff AM: Can I just ask, if I may? You will be familiar with all sorts of reports that say that the happier people are the ones who control their environment and the unhappier people are the ones who have less control over their environment. How does that square with being asked to share everything?

Esther Kurland (Director, Urban Design London): I do not know those reports myself. I am sorry.

Andrew Boff AM: I will get a reference. There has been more than one about happiness related to --

Esther Kurland (Director, Urban Design London): I am sure I can totally understand that and it comes down to the management and the scale and the way these things are done. It is about choice. If you are forced into a certain lifestyle where you do not have much power and you do not feel you have control, I am sure there is real hardship and real problems with that. If you make a conscious decision that you want your kids to have better play space, for example, than you can afford in your back garden and you are happy to share that with others and you make that decision together and you put it in a public space, then you have made that decision. I can understand what you are saying but in terms --

Andrew Boff AM: An awful lot of Londoners have absolutely no choice whatsoever.

Esther Kurland (Director, Urban Design London): Absolutely no control, but that comes down to the rub about what we do about housing in London. The question was more about how we can increase densities without losing residential quality.

Tom Copley AM: Without losing residential quality, yes, for families with children in particular.

Esther Kurland (Director, Urban Design London): That is not quite the same as without doing the right thing for people because that is another question entirely.

Tom Copley AM: Is there not a trade-off as well? People might say, "I want a private garden", and if you ask them if they want a private garden, they will say, "Yes". Actually, if you put that up against a number of other choices - a larger living space within the house, more storage and all these other things - people might decide that they would prioritise the other things more. Even though they would like a private garden, they would prioritise the other things more.

Esther Kurland (Director, Urban Design London): Some will and some will not.

Tom Copley AM: Some will and some will not, exactly. Others may choose the garden over anything else. My parents, for example, would choose the garden over anything to do with the house, really. Again, it is about the idea of people being able to choose how they want to live.

Esther Kurland (Director, Urban Design London): The principle is that the more you share things that can be shared, the less space potentially they take and therefore the higher the density and intensity of space, but maybe the higher the management costs and the maintenance.

Martin Green (Head of Specialist Housing Services, LB Southwark): Yes. The other thing, Esther, you said correctly is about the scale of the thing. If we get back to Oscar Newman's [American city planner and architect] 'defensible space', if you have vast open areas, it is not defensible by individuals or small groups of individuals and therefore it becomes non-manageable and derelict. However, if you carve up that communal space into gardens for blocks or for groups of people, it then becomes defensible and people adopt it and use it and it becomes successful.

It is a matter of scale. Sharing in terms of revenue is expensive, but it is a way of making people take on board ownership to lessen the management costs and that is a matter of scale. Yes, sharing is OK at a small level, but not at a vast level when people cannot defend their own areas.

Another example is not just gardens but tower blocks where we put door-entry systems on each level. Corridors can defend and take responsibility for their own corridor. The lift entrances maybe not, but the corridors are. That is the sort of area that we are talking about.

Nicky Gavron AM (Chair): We will move on, Navin, to yours and that is the prelude to your presentation, Esther.

Navin Shah AM: Yes. Esther, you touched upon it in terms of talking about the rules of architects, planners and so on in the development. My question you might want to answer now or leave it for your presentation, but the question is: for different development sites, how can planners, architects and developers best meet the needs of families?

Esther Kurland (Director, Urban Design London): It is probably best if I go through the presentation. However, in principle and coming at it from a design angle and not a management angle, a funding angle or anything like that, there are some very basic design principles that do seem to work over the centuries. They are about things like knowing what is private and what is public and respecting that so that the actual place respects that. They are about building things that are fit for their purpose so that they can be used in the way they are intended.

In ancient Rome there was what we would call an architect today and he said that the principles of good design are that something should last, should be usable and should look good. To a certain extent, those three have stood the test of time. You are looking for those in any type of scheme and on any type of site for planners, architects, etc. Beyond that, it really does depend on the qualities of the actual circumstances and the context.

I do not know if anyone else has any other thoughts on that.

David Birkbeck (Chief Executive, Design for Homes): That is a really good translation of the Latin!

Esther Kurland (Director, Urban Design London): I do not know the Latin. It was Vitruvius [1st century BCE Roman architect]. Do you want me to go through some pictures?

Steve O'Connell AM (Deputy Chair): Yes, let us do the slides. Let us do the presentation.

Esther Kurland (Director, Urban Design London): Some of what I am going to go through I have actually gone through already and so I will just skip through those. Basically, I have put down a talk of about 15 minutes. If I go too long, just shout at me and I will stop.¹

There are a couple of things to consider, which are the sharing and the density things - we will pass over those - and very quickly looking at what sort of building types we have and what sort of delivery types we have, and then rethinking some of the elements around housing design we have been looking at and where the ingenuity and creativity may be helping us as it comes forward.

I am going to look at some of the smaller infill stuff. I am not going to look at the high-density typologies because I hope David is going to look at those.

David Birkbeck (Chief Executive, Design for Homes): Yes, I am.

Esther Kurland (Director, Urban Design London): Yes. We will not overlap. Lastly, there are just a couple of suggestions that might help, but I struggled with that a little bit, I must admit.

This is the thing we have already been talking about on sharing. We mentioned choice. If you had £4.5 million, which I expect none of us do, you could choose a nine-bedroom house in Totteridge with everything you ever wanted inside it, but you would have to drive 20 minutes to get anywhere, or you could choose a five-bedroom flat at Swiss Cottage Station with much less open space and it would not have its own swimming pool, etc, but you would have the public swimming pool downstairs and the public pool. You have the zoo around the corner and loads of restaurants. If you had the choice - and that is what we were talking about before - you can make that choice. That is about private and what is shared, what you are prepared to have private and what you are prepared to have shared.

Of course, almost nobody is in that position. If we have no space for the private life, to be quiet, to feel safe, to play, to exercise, to learn, etc, and few opportunities for those outside the private home to do those things in a shared or semi-shared environment of some sort, then we are creating real problems. That is the point that I was trying to make earlier and that is where sharing home offices, play gardens or whatever it happens to be may be something to consider when taking things forward.

That is linked totally to this question about density. I did not know you were going to ask that question when I put these together, I must admit. The way we measure density - and I am sure you have all seen slides like this before - there is the same density with all these different typologies. However, there is this space between the buildings - some of the typologies have more than others - and there is a purpose to that space like air access, outdoor living space for the people in the flats, the school or whatever else it happens to be. If we fill that space with more houses, where do those activities go? That is the thing about thinking about the difference between the net and the gross density. I would suggest that sometimes density is really about increasing by using space wisely rather than thinking about particular typologies or particular numbers and making sure that everything is working as hard as it possibly can.

¹ Esther Kurland's presentation is attached at Appendix 2 to the minutes

The topic of building types is what I was asked to cover mainly and to look at what is going on a little bit in London. We have traditional things that we are used to: houses, terraced houses, mansion blocks, etc. Then there are these other things that are popping up: single-sided mews, courtyards and additions to existing blocks. These things are using sites that we never thought we would build housing on but now, because of the economy and the housing crisis, we are. What I am going to focus on is some of those ones in that new style, just to introduce them. Hopefully, it will be helpful and interesting for you.

Similarly, with delivery types, we are used to house-builder developments, housing association developments and speculative stuff, but now we are starting to see councils starting to build their own homes again in all different types of model. I have on the table there a new sourcebook that we have with 15 examples of estate regeneration projects across different boroughs that you are very welcome to have a look at. We are not looking at that in great detail today. However, there are these different models and self-build is tiny, but also small-scale or difficult sites are sometimes architecture-led or involve specialist developers like Igloo or Pocket Living. People like that are popping up and finding they can make money out of new types of housing, which can add to the stock and variety of choice, with all different building typologies across the different delivery types. I just thought I would throw that in for you.

The G15 of housing associations [a representative group of the 15 largest housing associations in London] is doubling its pipeline. On estate regeneration, Hackney is saying it is going to build 2,700 extra homes. If you imagine that every borough does half of that, it is 45,000. Obviously, that is over time. This is not going to happen overnight, but there is a programme of those. These little infill things I am going to show you some examples of, with ten houses on 100 sites in each borough, things that maybe nobody thought was viable or could get planning permission. That could certainly increase housing. I do not think that is a number to be sniffed at, to be honest.

Now I am just going to show you some of the elements of housing design and how they are being rethought and that is nothing new. This is a page out of [Raymond] Unwin's [British town planner and architect] *Nothing Gained by Overcrowding* of 1912, which has some of the stuff that influenced the garden city movement. I just thought that if you had not seen that for a long time, you might be interested in it. By-law housing is the stuff on the left and Unwin as a planner would say, "Let us react against what we are doing. There are all sorts of social problems, all sorts of stigmatisation and all sorts of issues. We do not want to be doing it. If we start to reduce the amount of streets we are building, then we can have a different typology. With the perimeter block here, we can introduce much more greenery, gardens, play areas and shared space at the back of the block". He did some calculations, which I believe are wrong, but he was showing that you get higher rents from the stuff in his layouts and you are not paying so much for the road-building and so it actually comes out cheaper. Forget that his calculations were wrong because he did not remember that he was building fewer houses on the site. Forgetting that, this was obviously incredibly influential and it was about a different kind of life as much as a design idiom, if you want to use that word.

The London terrace has been with us for many, many years. It is being revisited. This is Kidbrooke, an estate regeneration using new methods, all housing design standard compliant. There is a new street, but it has something very familiar about it. Here is another one in Hackney that is morphing between ideas about flats and ideas about houses, but again it is a very traditional street and we are seeing these being built.

Myatt's Field at the bottom and South Kilburn at the top are quite interesting. It is this kind of idea that it looks like a terrace street, but actually behind there could be all sorts of things. It could be a hotel. It could be stacked maisonettes. It could be one-bedroom flats. It could be a hostel. What they do have is front doors, whether that front door on the street is to one property or is to a core serving three or four. You really cannot tell. That is very much like the way older houses in London and terraces have been subdivided and non-divided and put back and whatever else. These things are happening.

On rethinking the home and its parts, this was a very wet and cold to Myatt's Field a while back, looking at the planting area on the roof. Innovation about windows, light, outlook and gardens are opening up opportunities to different types of housing. Again, this is nothing new. Again, this is Unwin, going back 100 or so years, saying, "Hang on a minute. Do we have to have the yards behind the houses? Could the gardens be in front of the houses or at the sides of the houses so that they are more visible to the street?" I do not think they actually built much like this going back to that time, but it is starting to ask questions about the relationship between different parts of the home and how they work together.

That we see 100 years later with the Peter Barber housing. I do not know if anybody knows this particular one at Donnybrook. I cannot remember when it was finished. David, was it 15 years ago or so?

David Birkbeck (Chief Executive, Design for Homes): Yes, about that.

Esther Kurland (Director, Urban Design London): About that. What is interesting, I suggest, about it is that eureka moment that said, "Do gardens have to be on the ground floor? No, they do not". We can start to actually layer the parts of our housing in a different way and we can use roofs and we can use half-level roofs to create a different type of street that is higher density but is not necessarily losing on quality or amenity.

Then we have things like Accordia. Have you heard of Accordia in Cambridge? It is a very influential and very expensive development with £1 million houses, but basically you start to get different types of gardens for different family members or for different times of day or night at different levels. Can you see peeking through that mews house at the back that open terrace on the first floor? You also have ground-floor gardens, internal courtyards, roof gardens and all sorts of things happening. It is blowing apart the traditional look at housing.

Nicky Gavron AM (Chair): When was that built?

David Birkbeck (Chief Executive, Design for Homes): 2005 to 2007.

Esther Kurland (Director, Urban Design London): We are taking that now a step further, actually, and the concept here is very interesting. Thinking about a lot of sites in London, there is a problem building on them because there are already people around them and they do not want others looking into their gardens or their windows and they also do not want to be looking into somebody else's home. If you put the courtyard inside your home, as it were, you can use it for outlook for your windows and you basically start to get blind elevations to houses without windowed elevations to houses. You will not have single-aspect internally but you do externally. This is Claredale Street. Let me explain it a little bit. It will be easier. What you have here on the left is the ground floor of the Claredale Street development, which is an estate regeneration in Hackney. You have a unit on the ground floor that has its garden there. It is a little courtyard and it has one of its bedrooms at the back of the courtyard. Above it, you have flats, which are on the right-hand side here. They are overlooking the courtyard, yes, but you still have that outdoor space for the ground floor unit. That is really quite high density. It is using a site that does not have access to having windows at the back. You are getting quite a lot on there.

This is what it looks like at the front. This is a very successful development. It recreated the street. The street is the open space that kids will play in more, but you see the corridor at the bottom of the picture. That is going from one side of this ground-floor unit to the other around the courtyard and you have windows and you have light coming into the property. That is opening up a site to work much harder than it would have

been if you did not use this courtyard typology. It is not right for everywhere - absolutely not - but it is bringing opportunities for some sites.

This one is a tiny little site. It is that bit behind the "25-37". It has a tiny access. Again, it is this kind of house and it could be a family house, I would suggest, really quite successfully. It has its own internal open space and it is looking at it. It is that line of roofs behind the house. That is what it is looking like when built. It is a site that is very, very difficult to do, but it is opening up opportunities like this. That is the access to it.

Here is another example of more blind houses in back-land. I am just giving you a few. Maybe these are typologies that we have not been thinking about as potentially adding to what we can build. They are expensive and they certainly do not need to be white.

Another thing that is going on is thinking that we do not have to have the bedroom upstairs and we do not have to have windows all the time. It is dangerous. There is danger with all of this because the examples I am showing you have been done by very good architects, they are properly designed, they are scrutinised by planners, etc. If others tried to necessarily just create some of these homes without thinking them through properly, they could be awful and they could be horrible places for families.

In this example, you have light coming down to the bedrooms, which is behind the canal wall. You do not have an outlook from those bedrooms, but you do have light. If you tried to do just that in a home and you did not have proper windows above, you would really have a substandard home, I would suggest. There are ways and means of getting around some of these sites.

On rethinking estates, this is the inside courtyard of a new block on the Aylesbury Estate and, again, it is using light. It is merging what is inside and what is outside. We have seen this in quite a few blocks over the last few years. You have light, borrowed light and planting, as you can see, on the inside, which is allowing a certain amount of outlook from that side of the flats. Again, you do have small cores. Is this one of yours?

Martin Green (Head of Specialist Housing Services, LB Southwark): It is not. It is a housing association development, not the local authority.

Esther Kurland (Director, Urban Design London): It is a housing association. It is relatively new and so I do not know how well it is working, but the concept is --

Martin Green (Head of Specialist Housing Services, LB Southwark): That is Red Lion, is it not?

Esther Kurland (Director, Urban Design London): It might be. You can see the punch-holes in the ceiling, which are allowing light from the top to come through to the lower floors. The idea is that is a shared space - probably not play space but it is shared space - for a minimal number of units and we have more cores going into the blocks as a result. That is very much from the housing design standards.

This is Tybalds Estate in Camden with another approach to estate regeneration. The white buildings here are new builds and the brown ones are the existing estate. This is, again, a way of densifying and intensifying the use of the land - and some of these estates are not particularly dense - and at the same time also overcoming some of the problems on that estate of undefined space - whether it is public, whether it is private - and rubbish open space that people do not feel able to use because it is not being overlooked, contained, bounded and loved by residents.

You can see in this example the tower block is existing, and then you have new buildings and a new street, basically, of houses that have been built alongside it to create a square. That was just nothing, just a blank

wall and empty garages. Here you have a little bit added to an existing block, which is increasing the density and is allowing for improvements to the public realm. It is just another approach that we are seeing at the moment.

Another one, which is an estate regeneration, is actually an estate regeneration of one of these one-sided blind homes in Tower Hamlets. Again, you can see these gardens have been put on different levels and the new houses are looking in on themselves obliquely, as it were. They cannot have any windows looking that way, as it were. David knows these schemes better than I do, actually.

David Birkbeck (Chief Executive, Design for Homes): That is a seven-bedroom house. You can see the nearest building to it.

Esther Kurland (Director, Urban Design London): It works very well, again, helping to contain that space and create much more shared and potentially successful social space and play space. There is a playground at the back there.

With these estates, it is very important to think about the outlook and the wishes and the way residents are thinking about and love their estates already, even with what other people might think of as problems. One design element here is to think about the shoulder of a building - that diagram is showing you the sightline from the ground floor - and make sure that the building is set back. It probably could have been slightly bigger than it is there, but it is the idea that upper elements of the building are set in so that you have these sightlines protected.

David [Birkbeck] can talk about internal layouts much better, than me, but there is intelligence that is going on in terms of interlocking, although there are questions about it. If you have a home and you are buying it and you need a mortgage and you cannot show the mortgage company exactly where the curtilage of the home is, then are you going to get the mortgage? The idea is very much that things are going inside that maybe you cannot understand from the outside.

This is Myatt's Field. Here, this block has stacked maisonettes. However, to get away from having to put lifts in if you go over four floors, these are five floors and you go up only to the third floor and then you enter the front door to the unit, which then takes up the upper floors and the roof garden.

Nicky Gavron AM (Chair): Where is that?

Esther Kurland (Director, Urban Design London): This is at Myatt's Field in Lambeth. It is a very interesting estate regeneration scheme, actually. It is lower density than others and it includes a big park and a big community area. This is the bit where maybe there are some questions for the mortgage companies. To get two family homes both with their own front door, they interlock so that one has a small amount of ground floor and quite a bit of first floor and the other one has more ground floor and less first floor. You cannot say that that is the boundary between the two.

Another example is this scheme in Brixton. This we do see quite a lot in schemes where you have a scheme and it has more than one typology. This is, I suggest, much better than those perimeter blocks that we were talking about earlier that David [Birkbeck] said end up with water in the middle. They are basically all flats around the outside. Here, you are creating a perimeter block and in fact you have front doors on the streets on the outside of the area, but that central area is dealt with in different ways, in this case much more with private gardens, because you actually have your flats in one block and you have different types of houses in the other. It is lower density, maybe, although you can probably bring those buildings together a little bit more. If you are looking at these overall densities, there are some questions.

Nicky Gavron AM (Chair): What we are not talking about is tenure here, are we? Are we separating out the --

Esther Kurland (Director, Urban Design London): No, I am not talking about tenure. Most of what I am showing you is estate regeneration. Most of those blocks, as I understand it, have different tenures within them and I cannot tell you exactly on these examples.

What is happening here is that, if you take a cross-section, this is the first floor and the second floor. If you look on the left, you can see that access corridor for the flats, but you can see there is no access corridor on the floor above. What is actually happening is you have a flat that has its own internal stairs. The red square bit is the ground-floor back flat, as it were, and the bedrooms are above just on one side and the green is the handed flat. We are looking at these in different ways. In this case, you have dual aspect rather than single aspect. It may just have a dual aspect for the bedrooms, but at least you have the dual aspect and you can choose how to use it.

I am sure that that must have been about 15 minutes and so I will just put down a few thoughts about where this leaves the London Plan, I suppose. I am coming at this quite naïvely, to be honest, but it might be very interesting to understand a little bit more about the roles these different housing types might play in delivering family housing particularly and generally in terms of delivering housing in London.

As a planner or as a local resident, if you saw some of those infill schemes or some of those interlock schemes or whatever else they happen to be, would it be quite difficult to understand what is going on there and would your gut reaction be, "This is not a slab block of flats or a terraced house and so I really do not understand it and I want to say no"? Would it be useful to have a little bit more highlighting of what is going on to open people's minds to the possibilities and to funders and investors? I do not know. Maybe not.

Nicky Gavron AM (Chair): Do you think there is huge potential for infill sites that is not being taken up?

Esther Kurland (Director, Urban Design London): I am not in a position to do --

Nicky Gavron AM (Chair): Enfield is negotiating housing for virtually all its infill sites.

Esther Kurland (Director, Urban Design London): Yes, there is that kind of housing --

Nicky Gavron AM (Chair): How much money is going into it?

Esther Kurland (Director, Urban Design London): I do not know how many of those sites there are. I have not done an audit or anything else and I do not have the resources to go out and look at these things --

Nicky Gavron AM (Chair): It is a question?

Esther Kurland (Director, Urban Design London): -- but it is a question and it may be an interesting thing to look at.

Steve O'Connell AM (Deputy Chair): I actually sponsored a report quite recently with the GLA Conservatives to ask the Mayor to instruct boroughs to hold surveys within their boroughs to identify potential infill sites. If we identified X number, it would raise so much housing. That is something that we put forward.

Esther Kurland (Director, Urban Design London): It is interesting with the ones that we have seen - and we recently had an event and we invited a lot of architects to come and talk about these infill sites - that they are all in Zones 1 and 2. I do not know whether, if you move out beyond that, it is still economically viable. What is your --

Andrew Boff AM: Your report found the biggest chunk in Bexley, did it not?

Steve O'Connell AM (Deputy Chair): Yes. We found chunks particularly in Bexley and particularly in outer London as well as Zones 1, 2 and 3.

Nicky Gavron AM (Chair): I have just cited Enfield.

Steve O'Connell AM (Deputy Chair): Then you had to balance and counter it with the quality of life of those existing residents, which is the challenge, is it not?

Esther Kurland (Director, Urban Design London): It is a challenge, which is why we are trying to get --

Steve O'Connell AM (Deputy Chair): A lot of these are very sympathetic and I can understand. However, for example, that block where you have actually built an extra piece to the block in principle is a good idea, but think about the residents already living in that block. We are talking about practicalities.

Andrew Boff AM: It is interesting that you mentioned Hackney, actually, about the infill because Hackney has been trying this for years. About five years ago - more than that now - it tried to do the infill and could not get it done because the residents had rejected the plans that they had. To some degree, you have to have the consent of the residents on the estate.

Esther Kurland (Director, Urban Design London): They had to go back and see what they were doing.

Steve O'Connell AM (Deputy Chair): People do treasure --

Esther Kurland (Director, Urban Design London): They do.

Steve O'Connell AM (Deputy Chair): -- their open spaces and so you have to think that one through, do you not?

Esther Kurland (Director, Urban Design London): Yes. That is councils doing it themselves on that side. In terms of the ones that are more speculative building by Igloo or others like that, when I say I have not seen them outside of Zone 2, I do not know if they are viable to build outside of Zone 2. Whether we just have not found them or the people doing them are not interested in Bexley, personally, I have not seen any that have been delivered in those areas.

What might make them deliverable in those areas is not funding necessarily, but is there something that can help raise expectations of what can be done on those sites and make life a little bit easier for them?

Andrew Boff AM: The problem that we have identified here - and this is a bit of a debate rather than us asking questions - is that there are not enough developers wanting to do small sites. The problem is that the big developers only want to do big sites because that is where they will get the return. We have seen a gradual death over the years of small developers and self-build, for example. You go on about self-build not contributing much, but 80% in Austria is self-build, 60% in Germany and here less than 10%. We are not

realising that there are small packages of land that individuals can go on and build if they want to. For some reason we are not generating that market.

Esther Kurland (Director, Urban Design London): People are happy to take their pension pots to buy something to let, but they are not so happy to become investors themselves.

Nicky Gavron AM (Chair): Can I just go back to the Enfield one? That is using a small company and that is fast-build.

Andrew Boff AM: We need more, then.

Nicky Gavron AM (Chair): There are 400 units on many, many infill sites. They put their own money into it.

Esther Kurland (Director, Urban Design London): Is this something that if there was more information about it, it would help to galvanise more people to invest it, to get planning permission for it, to design it and to build it? What are the barriers at the moment for that?

Nicky Gavron AM (Chair): We should do a bit more work.

Andrew Boff AM: People do not know that the things are there. Steve's [O'Connell AM, Deputy Chair] called for each borough to make a survey. It did not ask each borough to actually build the houses. It said, "Just do a survey and find the land", because there is land just in housing estates.

Esther Kurland (Director, Urban Design London): This is one.

Andrew Boff AM: Yes, exactly. That is it.

Esther Kurland (Director, Urban Design London): This is the site and it was actually the architect himself, who lives with his young family in one of them, who built it. My question is to you rather than having the answer: if we have the ingenuity and the ability to build these things, how can we create a better environment to do that?

Andrew Boff AM: I will tell you what you can do. Stop charging people. I had one lady who wanted to build a self-build in Islington and she was told by Islington, "Yes, that is fine, but the section 106 agreement is a one-bedroom house". She said, "That is fine", but they say, "The section 106 agreement is going to cost you £60,000 to build one house".

Esther Kurland (Director, Urban Design London): That is another conversation. Using planning as a taxing tool is another conversation.

Nicky Gavron AM (Chair): It might be getting money back into the public purse, but I do agree with you on that one.

Martin Green (Head of Specialist Housing Services, LB Southwark): Chair, could I just add? Some authorities already have identified infill sites. In Southwark, for example, if you go down Tower Bridge Road, you will see infill sites there.

Steve O'Connell AM (Deputy Chair): That is right. We recognised some boroughs are--

Martin Green (Head of Specialist Housing Services, LB Southwark): Going back 30 years, Wandsworth did exactly the same and Wandsworth have produced over 200 units and Southwark have done it as well on those infill sites. There are sites available and some boroughs are doing infills --

Steve O'Connell AM (Deputy Chair): Some are not, yes.

Martin Green (Head of Specialist Housing Services, LB Southwark): -- but some are not, yes.

Nicky Gavron AM (Chair): All right. We have a good trot around that subject. Is anyone else coming in or should we go to --

Andrew Boff AM: Do you want me to ask my question, which I am scheduled to ask now?

Nicky Gavron AM (Chair): Yes.

Andrew Boff AM: Thank you for the presentation. It did not touch on the question I have. Is there some kind of new London vernacular emerging or are developers simply taking a formulaic approach? There is a new vernacular?

Esther Kurland (Director, Urban Design London): If you go back to the question, for me personally this was an interesting start to this conversation. On the top floor of this building when Boris [Johnson] was newly elected as Mayor, he gave some talk or other and said, "What is it about new housing that we will want to keep and what will end up in the architectural salvage yards of the next 50 years?" The only thing I could think of was flat-screen televisions, to be honest. I just did not think there was anything really that had been built like that. That stuck with me.

David [Birkbeck] and I did quite a lot of this training together. After a couple more years, we have been looking at a lot of what is coming up. We were sitting on a train in Pimlico, were we not? We said, "Have you noticed the balconies, the use of brick, the increased numbers of front doors and more articulation in housing in terms of the in-and-outed-ness of the facades?" That is coming about maybe partly because of the Greater London Authority's (GLA) policies. At that time they were the housing standards for social housing before they were Supplementary Planning Guidance (SPG). It may be because of tastes. It may be because of certain architects wanting to do that. It may be because people enjoy the bricks being used. However, there were certainly commonalities that were coming out about five years ago now and it did appear like a vernacular.

That was when we produced that [report]. David [Birkbeck] has brought some copies along. It goes through what was being seen. It was about the street, actually. It was about the relationship between the frontage of the buildings, what is private, what is shared, what is public, how you get in and out of the buildings and how you look in and out of the buildings. There are things going on inside as well, like I said, with big toilets and things like that, but in terms of the vernacular it was about rediscovering the street. There were all sorts of reasons for it.

I am not sure we are there now. Actually, irrespective of the things I have just shown you, which are a different type of thing entirely, ingenuity is part of the new London vernacular and, yes, that is great. However, we are seeing a lot more return to glass frontages, taller towers --

Andrew Boff AM: Do you think that might be becoming the vernacular?

Esther Kurland (Director, Urban Design London): Maybe it has its own vernacular.

Andrew Boff AM: Yes. The reason it is an interesting question is because of Mount Pleasant, which Boris [Johnson], the Mayor determined. At that planning meeting, one of the planning officers said that Mount Pleasant represented a new London vernacular. There were gales of laughter throughout the public gallery. Is the new vernacular just shit? It is dreadful development. Is that our new vernacular?

David Birkbeck (Chief Executive, Design for Homes): Did they try to explain at all why they said that?

Andrew Boff AM: I cannot remember. I could not hear through the laughing. Something about 'blockiness'. Lots of public space, lots of public art and lots of big squares.

Nicky Gavron AM (Chair): "Street-based and permeable" was what was said.

Andrew Boff AM: It is permeable. I will give it that; it is permeable.

Nicky Gavron AM (Chair): Permeable and street-based was a defence.

Esther Kurland (Director, Urban Design London): Forget whether it is new or not. The London vernacular is a relationship between front doors and windows and streets. The street is very much London; maybe it is boulevards in other cities and other approaches elsewhere. When we talk about the new London vernacular, everyone looks at brick. Yes, there is lots of brick. Actually what we are seeing there is not standard but I would suggest a very good relationship between streets and building frontages.

Nicky Gavron AM (Chair): Esther, an awful lot of the density that we have seen and maybe we will see is coming out of estate - I would not even like to dignify it with 'regeneration' - redevelopment. Quite a lot of that is formulaic.

Esther Kurland (Director, Urban Design London): A lot of it is formulaic.

Nicky Gavron AM (Chair): We are looking at all kinds of situations. Perhaps David is going to home in on that. Are you, David?

Tom Copley AM: You are absolutely right; it is formulaic. I can look at flashcards at some estates and know exactly where they are. I know where the Packington Estate is. I know where BedZED is. You just have to show me a picture. I know where that is because they are distinctive and they are good quality products. BedZED has gardens all over the shop. They are not on the ground, they are on the roof, but they are gardens. They are personal space. I know where they are.

Andrew Boff AM: If you gave me a flashcard of most of the properties that seem to be built now I could not tell you where they are because they are all this brown brick and square windows and are dull. What is it about these multi-coloured balconies? "We will paint them all different colours because people really like that"?

Nicky Gavron AM (Chair): Andrew, would you say a lot of the difference is not just the quality of the density but also the density? It is at the heart of what we are trying to talk about. The ones you have cited are not very high density compared with what we have to produce.

David Birkbeck (Chief Executive, Design for Homes): It sounds like you are describing the Ocean Estate redevelopment.

Andrew Boff AM: I am not familiar with that one.

Esther Kurland (Director, Urban Design London): There is good and bad. It would be very good to try to stop the bad.

Andrew Boff AM: We are trying to find out what the good is. In the new London vernacular, what is the good?

Esther Kurland (Director, Urban Design London): I would look at things like Myatt's Field, for example, in Lambeth. If Myatt's Field came forward now I am not sure it would get permission or funding. I do not know if it is dense enough for those who make those decisions at this point in time. That goes back to the start of our conversation this afternoon about density and quality. There is one thing about how much you put in somewhere and the scale issue; there is another about the facings, the materials and the quality of the architecture. They are two separate questions. You can get low density, not particularly intense, crap basically, which is really badly done and you can with the high density.

Andrew Boff AM: Sorry, I started a theme here. Sorry. I apologise.

Esther Kurland (Director, Urban Design London): You can also get good stuff at both densities. It is who is involved? How challenged are they? What are the drivers for the developer and the client? How are they thinking about maintenance on the estate as well? That is really, really vital.

I personally do not like all the coloured truss bars and all the rest of it and they will not last long.

The term 'new London vernacular' and this thing that we have produced was very much more just observing what was going on and recording it, rather than saying the new London vernacular is good or is bad or is all good or all bad. It is seeing what is going on, picking out what you as politicians or decision makers think is the right thing to be done or not from what is going on, pushing for that and trying to stop the other side of it.

Nicky Gavron AM (Chair): Thank you, Esther. We are going to have to move on. I want you to hang on to the formulaic idea. Now can we move on to your presentation, Philipp?²

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Last time we spoke about location primarily. The fact that we have this meeting very much reflects a recognition that there is an inherent link between location and housing typology. What you see here is what we have built over the last ten years in London, purely in square metres, nothing else. Everything in grey is housing. That, of course, includes all the things that Esther [Kurland] referred to. Somehow we have created the conditions through the planning framework and through the economic pressures to create new forms of housing. Everything in colour is business and other types of uses.

I am first sticking very much to the quantitative dimension. I am going back to this point from a family housing perspective as well as a resource scarce condition. There is a central paradigm around getting as much utilisation out of a given plot of this scarce land. A measure of how much building space we get out of a given plot is quite central. I will then go a bit more into the qualitative dimension to share some more generic observations that are not necessarily part of our conversation on a day-to-day basis but are nevertheless quite crucial if we are thinking of higher density and its success in the long run.

My starting point is here with a comparison. It is the polar opposite of what Esther [Kurland] showed us. This is showing you the most dominant existing housing typologies for European cities: London, Paris, Berlin and Istanbul. They are very different, obviously, to the familiar London typologies.

² Philipp Rode's presentation is attached at Appendix 3 to the minutes.

The first effort we conducted here was to quantify the relationship these different types of housing create if you look at some key parameters. There is a wonderful diagram that I really recommend you potentially use to start compare the contrast if you are only interested in the quantitative dimension of different typologies. It is actually sometimes referred to as a 'space-made diagram'. What you see on the vertical [axis] is the floor area ratio. That is literally if you have a given plot of land how much building space you get. If the floor area ratio is one, you get exactly the same amount of living space and built environment space as you have land available. Then you have multiples of that, of course, going up. On the horizontal [axis] you have the surface coverage, how much of your plot of land or area is covered by buildings and how much is therefore open. You can then add two additional dimensions that are very important to understand how buildings operate. This is the building height. You can see here the number of storeys. Something which is less relevant is an open-space ratio, in some ways repeating the surface coverage.

What we have done is to plot all these very typical typologies in these four European cities in this diagram. I am just running through that to then make a few important observations. These are the typologies which are at the lowest density end; detached housing and semi-detached housing which exist in all those places. Typically, all of them are far below a floor area ratio of one, and in terms of the building not even occupying more than 30% of your plot of land. That is why you can have gardens.

The polar opposite of this is the perimeter block. You here see in the extreme case of the Paris perimeter block, which you all recognise in this image, a context where you actually get four to five times the amount of living space out of the existing area. You cover up to about 50% or 60% of the area. Of course, even London, Berlin and other cities have perimeter blocks which typically range between one-and-a-half and three in terms of floor area ratio.

This is where we get to a very mixed group of typologies: in London the terraced house of course, in other cities row housing and modern apartments in Istanbul. I will come back to that. In the London case the terraced house does sit pretty much within this bracket of up to a floor area ratio of one. You rarely get more out of it than that. It goes up to 30% of surface coverage and not more than that.

Here we have our high-rise apartments. An important observation here is that they actually rarely deliver the big density which we think of. Here is the group of these high-rise buildings. You can see that they go up to ten to 12 storeys or above. However, they rarely exceed a floor area ratio of two. That is the result of building regulation where, of course, the higher you go the more you separate out. The message for London is very important. With high-rise and the current planning conditions we are not going to get density levels and the amount of living space we might desire, which we can get with other typologies. Then we have the slab housing, which sits in between.

Back to my key point here about house-biased typologies: That is the predicament we are facing here. That is why we are also discussing typologies which are other than house-based. House-based basically constrains us with regards to the amount of floor area we can produce to something which is at a maximum exactly the same amount of land we have available, not more. That is a constraint which is probably not fit for purpose for the type of pressures we are seeing in London and the kind of accessibility we want. There is a really important urge to think about typologies that, yes, produce qualities which relate back to some of the reasons why the house-based typology has been so successful, but we probably need to also move beyond it.

There is another problem with house-based typologies which is a disadvantage in a more urban context. That is mixed-use, related to how you use the ground floor. I am comparing here two neighbourhoods at similar distance to the city centre in Berlin and in London. Some of you might know Kilburn. There is a very typical pattern here of how London distributes mixed-use functions. The core of the neighbourhoods are very mono-

functional. They are purely residential. Then you have quite a lot of concentration when it comes to your high street with all sorts of uses. Often these high streets then create also a sense of overcrowding which, for some people, is an experience which is not necessarily a positive one.

Look at the difference to a typology which is based on a perimeter block. Again, I stress this is not a complete outlier. It is a similar distance to the city centre in Berlin, Prenzlauer Berg. I do excuse myself for having to go back to my home country but it is an interesting case study because it happens to be one of the areas across Germany that is now the most successful one for families. This is where families want to live in Berlin. At the same time it is very high density, extremely mixed-use and provides all sorts of building functions at the ground floor other than residential. It can be residential but does not have to be.

Let me now focus a bit on what are in some ways maybe more hidden success factors of a typology that certainly in continental Europe has maintained its relevance. If anything it has improved its relevance for family living - I stress that, family living - for several decades now. Here is an aerial photograph of what I am talking about. The very first observation is look at the green and how it is concentrated in these parks which is an inherent part of that typology and then, of course, the courtyard structure that we have been seeing.

Let me now talk a bit about the qualitative aspects of those typologies that are often less discussed and portrayed and also where we need to add emphasis in future research on the different types we are experimenting with in London. The first, of course, is its relationship to proper public environments and public parks and how it can create an intensity of use and a notion of civic-ness and civility, which profits in particular the younger generations. You can see this in many European cities. If you go to these playgrounds and observe the intensity of use and also how much children use these as destinations, they want to be there rather than stay with their parents in their flats, in *der Hinterhof*, in the courtyards. That is an important first thing.

I mentioned the courtyards themselves as a semi-public private space which provides for some oversight and for some control, of course, by parents. It is protected usually by a bigger front door so they cannot run away into the main public space of the street. Some of these courtyards are used in very diverse forms, small little garden plots, playgrounds but even used for adult entertainment, as you can see here, for --

David Birkbeck (Chief Executive, Design for Homes): I know this place very well. The front of this plot was removed by the United States Air Force.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): That is true. I can come back to that. It is an important component that the original typology was so dense and so compact that it did not allow for quality of life. The current density is still significant even though you have taken out some of the courtyard structures.

Here are a few further issues that are crucial and are often forgotten. The generosity of these entrance areas - if you are putting more people together in one of these entrances - is a central component. I mentioned before that these places in fact can create greater affordability. They can be cheaper per square metre. There is another question which is if you want to keep them at the same cost level what can you pay for and where can you be more generous. These entrance areas are hugely important, not least for certain storage functions but overall to create a welcoming and not intimidating space where you suffer entering your flat on a daily basis. That goes all the way for the internal circulation spaces as well. It is very rare that you see in London new flat developments a spacious environment; staircases that are designed for you to get up with ease and navigate these environments. Even if you have to carry your pushchair, people can help you move them up. It is very central for an experience which is positive all the way up to the front door of your individual apartment.

There is new research that shows how issues like of course light but also ceiling heights matter enormously. We seem to have forgotten that that is in itself an asset that we could think about much more proactively. Also, there is something interesting about keeping these flats at one level rather than trying to have internal vertical circulation. In some places this has also been an added positive success factor. Think of the elderly, who often will profit from having a flat that internally does not require you to move vertically.

Then there is the outdoor space. I mentioned before that, yes, we need to compensate for the lack of gardens and you can do that on the one hand by these public and semi-public spaces I referred to before. Of course, you can also do it through terraces and balconies. The interesting thing is where you have those balconies and terraces their use is very intense. It is rare that those are entirely under-utilised. It is a typology which many cities such as Amsterdam have, for obvious reasons, used and worked on at very different scales. This is Java Quay in Amsterdam. It has very different circumstances and, as I said, a different scale, but the logic remains the same.

Then there is another extreme form. I am using this, which is on the outskirts of Copenhagen in Ørestad, a development that introduces at the periphery of the city hyper-urban and very family-friendly building. I find this particularly interesting because it creates something that very few cities have. It is a hard edge of the city with nature. What does that do to accessibility for people living there is of an enormous quality. Very few people who are in London residential environments live in a condition where many can access with that immediacy, proper nature and proper--

Nicky Gavron AM (Chair): I have been there. It is very dense though, is it not, as well?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): It is very dense.

Nicky Gavron AM (Chair): It is interesting when you think of things on the edge of the Green Belt.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): This is where nature starts, absolutely.

Nicky Gavron AM (Chair): It is not a suburban typology on the edge of the Green Belt. It is a very urban typology and very dense right at the edge of nature; you are right.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Coming back to London, we have already seen some of those typologies. I am not advocating just looking abroad because so much is happening within London. As Esther [Kurland] said, understanding those new living conditions better and how much the new type of Londoners are appreciating them or not, where there are problems, is a very important step forward. Work with what has already been produced and tested over the recent years.

The question of how we manage and run housing was referred to. Self-build is something that is struggling in the case of London. Again, this is a European example here of self-building in a high-density environment, a project where several owners came together to create that. As a result you have relatively high-quality environments. It is not impossible to build at scale something that relies on more co-operative forms of ownership or, indeed, of building groups.

That is the hyper-density in London that we are currently working on. I have already hinted that in order to achieve considerable densities we do not necessarily have to go down that route. Nevertheless, what I said about the more innovative types also apply for those housing typologies. Let us better understand the affordability implications, and also the implications for general housing quality of what is currently built in Canary Wharf and those more international housing communities.

In conclusion, this trade-off between houses and flats, where there are a couple of very basic and entrenched assumptions in London, is problematic. You need to move beyond the trade-offs and can probably discover a lot of good things beyond, in my view, rather absurd ideas. I just visited this in Singapore last week, an award-winning housing development. This is certainly not what we need to do here. In our case we can learn much more from the experiences we already have. Thank you very much.

Nicky Gavron AM (Chair): Thank you, Philipp.

Navin Shah AM: Why are we not emulating Berlin, which I thought was a stunning example? This is where there is a good connect between what people here think in terms of a traditional family home - sticking to family accommodation, which is something we are doing this afternoon - versus Canary Wharf where you have blocks that people do not want to live in regardless of what size they are, generally speaking, unless you are looking at very small one- or two-bedroom accommodation.

The question I have is: what is stopping developers from doing what is being done in terms of good practice elsewhere in this world, Paris or wherever? What is stopping the architects, councils and so on from taking that route? What are the barriers?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Our economists at the LSE would argue that the main story is the difference between the price of land and then how much use can still be spent on the building itself. I do wonder how much that is the case.

There is another explanation which ventures more into questions around a building culture, and a building culture particularly for those different typologies, ie not the house-based typologies where in many ways you do not have a constituency. You do not have a group in London on both the residents and consumer sides that really understands these typologies and advocates for a certain space standard and for certain approaches. In some ways the building discipline in London is a victim to very temporary and very international markets in that regard, which do not build pressures to really think through the model and develop certain standards that in other places would be the absolute minimum requirement to be even desirable.

Navin Shah AM: How can we change this?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): In the absence of a voice of those potential occupants - it is a very transient place, people come in and out - there is probably a role for the GLA or more broadly speaking the public to engage more proactively in quality design questions. Of course, there have been many attempts in this country to address this. Maybe as part of this now heightened alert around the housing crisis there is another momentum building up where we can couple the housing quality issue with the density question and where we say, "OK, if we are agreeing we are going to go for this higher density for all the good reasons, let us couple it to the delivery of housing quality which is not only going to be celebrated in London but which sets new international standards which the city does in other areas of policy". Why can it not do the same thing in housing?

Navin Shah AM: There is this whole culture that needs to be challenged. It is not just within the people who are meant to be living in these developments but within the planners, and even within this building when you hear that team for planning saying, "You want to build clusters of tall high-rise buildings because we need high densities", which actually goes completely against what you are saying that you can have high densities with much smaller blocks. What I saw in Berlin was four- or five-storey maximum blocks. How can we bring about this cultural shift so that we do not end up with an environment that does not do the business?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): It is very important and where these things always start is where there is an exchange and where people who are responsible for making decisions are exposed to alternative models. The famous field trips abroad are a very important starting point. Beyond that in London already - and this is an important point - we already have experiments which hint at experiences which are more continental. Maybe the Olympic Village is also one of those areas where one really needs to go back to Esther's [Kurland] point, and understand really how it is working, how it is not working and communicate that much stronger; possibly even go as far as doing a new type of international building competition or exhibition where the city takes this theme head-on and celebrates the fact that the best thinkers around housing typology have an opportunity to display things in London and you run pilots. These ideas have been around for a long time. There is ultimately something about political will when it comes to those issues and getting the buy-in from the industry, which is probably the biggest problem.

Navin Shah AM: Just sticking to culture shift, you talked about the professional and political change that might do business. Do you think there is an aversion to apartments here in London as far as the choice of homes is concerned? Particularly, is apartment living so standard that larger units are not viable?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): You are asking whether there is an aversion?

Navin Shah AM: Yes, aversion.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): There is aversion, probably related to what is on the market at the moment. That is one thing. Overall I would not be surprised if people are given options that are more considerate of these trade-offs, which we all talked about - the way you live has implications beyond your four walls - and we will probably be amazed by the extent to which there is an acceptance of alternative building typologies in order to have access to those trade-offs on the one hand.

Also, I made the point the last time: who are the new Londoners that demand family units? Who are these groups? How typical are these families and how much will they still replicate the same housing needs we have seen for the last two generations in this country? If one unpacks the London growth and the demographics behind it, we are talking about something that is very, very different from the 1960s, 1970s and 1980s.

Nicky Gavron AM (Chair): That is very interesting.

Andrew Boff AM: Are children different? Is the environment children need to be brought up with different now? Are children a new breed?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): No, our children are not a new breed. One important reference I am making is international migration. We know that preferences are very different depending on your background in that regard. I am also alluding to a phenomenon where priorities have shifted. This trade-off has probably become one that is shifting from a suburban preference towards an urban preference for all sorts of reasons, including - and that is absolutely central - households where both parents work. They need very different housing typologies because of the access story than a traditional household where only one person needs to commute.

Andrew Boff AM: I get that but I am talking about the environment in which children are being brought up. It is no different. Their requirements surely are no different from what they were.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Absolutely right, yes.

Andrew Boff AM: When there was a demand in the past for children to have personal space so that they could be supervised by parents, it is still there, is it not?

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): This may be going back to a bit of a personal experience living in Hackney and seeing how parents deal with those issues in a high-density environment. The whole routines around your house are considerably different compared to what you have in a conventional suburban city. The amount of time your children spend in more public environments and maybe school-related activities is high as a result of parents being busy. Beyond these individual experiences, one can do proper research on this. That is what I am suggesting we need to do. It is a mistake to just assume we have an intuition about what people want.

Andrew Boff AM: We do not need intuition. There have been plenty of surveys. They show what people want and they say they want a terraced house.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Yes, I commented on those surveys.

Tom Copley AM: In the end people make trade-offs, like we talked about earlier.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Exactly, they rarely focus on the trade-offs.

Andrew Boff AM: No, but you obviously said about what people want. We know what people want and we are going to make the trade-off for them, surely.

Navin Shah AM: Yes, but should we be making the trade-off for them?

Andrew Boff AM: I do not think we should. We should give people what they want. I do not see what is wrong with that. I really do not.

Nicky Gavron AM (Chair): What they want. This is all about choices, yes.

Andrew Boff AM: What is wrong with giving people what they want? Why is it so awful to give people what they want?

Tom Copley AM: Andrew, if you are looking at the examples from Berlin, would you say they were a good example of --

Andrew Boff AM: That is fine. I looked at the examples of Paris, which is often cited, and they have many more social problems than we have in Paris; many more, and I would put that down to the accommodation that those people are brought up with. We are always told "Look at Barcelona. How wonderful it is". Barcelona is a basket-case in terms of young children with alienation and you are talking about gangs in Paris, not so much in Berlin but it is a different kind of city and is not the same size. Sorry. No, it is not about me. It is about questioning.

Tom Copley AM: It is an interesting point. Yes, if people want gardens, you should be able to give them to people. If there is a trade-off then between how dense you can provide the housing and we need to house the population that we have, which is a growing population, then there does come a debate, surely, between whether or not you can provide housing at that density with a garden or whether you make a trade-off and provide something which is different but will provide more housing and more space.

Andrew Boff AM: Was it Space Syntax who did the study post the 2011 riots where they actually took place and what their relationship was to the rather poorly built estates that we have in London? There was a correlation.

Tom Copley AM: I am sure there was a correlation but not necessarily causation. It could be a factor. It is an interesting debate to have.

Nicky Gavron AM (Chair): Esther, you just piped up for a moment.

Esther Kurland (Director, Urban Design London): I just wanted to slightly change the subject, which is about deliverability and the hyper-density. With some of these higher-density urban structures that we were shown, for example, in Berlin, the whole neighbourhood is like that and it works like that because of the homogeneity.

Nicky Gavron AM (Chair): David [Birkbeck] is going to talk about this.

Esther Kurland (Director, Urban Design London): That is different from when we develop individual sites. The drivers for a developer to put one tower on their site is very different from the drivers of creating a whole area that works at a similar density for the whole area. That developer does not really care that much about what is going on around the outskirts.

Steve O'Connell AM (Deputy Chair): We have missed that boat now. Berlin has had decades of that.

Esther Kurland (Director, Urban Design London): Centuries.

Steve O'Connell AM (Deputy Chair): Centuries, indeed. We have not and so all we will be doing is dumping a highly sense piece of work, which is the slums of tomorrow.

Tom Copley AM: We have mansion blocks, though, which are four or five storeys in a similar thing.

Navin Shah AM: Do we not have an opportunity to create Berlin-like versions where, for example, they have major plans for opportunity areas? You have Old Oak Common. We are talking about creating neighbourhoods of different scales. That is where we can bring about that step-change at all levels, right from the planners to the people who are going to live in those buildings.

Esther Kurland (Director, Urban Design London): To come back to that first diagram we were just shown, if you do those tall towers on every pocket of land, you do end up, I believe, with higher densities. The focus on higher numbers in those areas, rather than creating a possibly longer lasting and more loved area, is a toss-up. It is a political decision.

Nicky Gavron AM (Chair): Esther, thank you for that. You are making a distinction. Wood Wharf, which was mentioned by Navin [Shah AM], is 700 dwellings to the hectare in a tower there. We are just about to hear David's presentation. I would like to know what you are talking about. It is probably more like 400 to the hectare and even that is very dense. We need to understand what all these different densities are. If you have only a ten-pence-sized space and you are a developer, it is what is happening: 700 dwellings to the hectare. David, tell us. You are going to compare two very dense estates, right?

David Birkbeck (Chief Executive, Design for Homes): Yes.³ I just want to begin by asking one question. Who in this room thinks that Argent is an admirable example of what a developer should be and how would you compare it with Barratt?

Tom Copley AM: I like the King's Cross development. I will say that. I am not going to say anything about their other developments but I live near the King's Cross development. It looks marvellous.

David Birkbeck (Chief Executive, Design for Homes): It is quite an interesting example actually of a developer that is building a block every day of the week, learning about particular block forms that work. I will just show you some of the detail on this. I have looked at two different schemes and they deal with something we all know.

About a year-and-a-half ago the big shock with one of the censuses that was done in London was that the larger households were growing again. It was assumed that London's future was all going to be about tiny households. If you pick up *Time* magazine, every other year there is a picture on the front cover saying, "Cities will be filled with 33-year-olds going forward and essentially families will disappear". The London census came back and showed that the growth of the 'millennial' is a genuine phenomenon and the single-person household under the age of 40 is a genuine phenomenon. In London the other phenomenon is the growth of the larger household. The big question mark may be for London in particular, how do you deal with that? How do you deal with the fact that you have demand for small units side-by-side with demand for family units? That is the basic conversation here today.

Design for Homes have been looking at this stuff for about 15 years. I will not go into any of the detail of it, just to say we have looked at it in various cities not just in London. We think that when you look at this idea of small units and large units, the way you do this is to build this one street should be terraced housing, one street should be a slab block. This is a default model for a huge amount of regeneration around London. Maybe one side of the street you get small terraced houses, on the other side of the street you get slightly larger terraced houses and then behind that, to make up the values, you get a market sale block that is all flats and they tend to be small. That is the basic model. You can look at the numbers on the right-hand column. You have 76 one-beds and the economics say that they pay for the 23 seven-person houses. That is what we tend to do. We break it up into three distinctive forms. They present themselves as quite distinctive buildings. I do not think that when they are done this well they are particular stigmatising. Historically it was always the people in the cheap housing who went in the slab blocks. Perhaps the picture is not as negative as saying, "This is what we are doing just about everywhere we do it". As you look again at this data you will see, in fact, in this particular case it is a trick. This is 100% social rent. This is the Barking model where they are now doing houses, terraced, small ones, bigger ones and then flats as well. In a nutshell that is what most developers on most schemes in London.

This is King's Cross. Here we are moving into higher density. If you look at the density on the last one, 116 homes to the hectare, it is not very much. That would have been what you would have had during the 1990s, but 360 homes to the hectare you would not have seen in the whole of the 1960s or 1970s and nothing like it in the 1980s or 1990s. It has only really returned in the last five years. In fact, Tom Copley [AM] asked a question earlier about the traditional point at which alarm bells rang. It was 200 habitable rooms to the acre, which is 500 to the hectare, which is typically 150 homes to the hectare. That is about twice the density that they used to have an emergency committee meeting at the old Ministry of Housing to say, "Are these people mad? Will it fall down?" You are now building at twice that number.

³ David Birkbeck's presentation is attached at Appendix 3 to the minutes

The block itself is based on the idea of having almost like a mansion block but slightly on steroids. It perhaps looks more like Chicago than London but actually it is not completely alien, not like some of the stuff that is going up in places like Vauxhall Nine Elms. It has some quite nice features to it, not least the quality of the materials. It is quite expensive to build this building. At the end you do not get a huge amount of variety in it. If you look at the range of size on the right-hand side, the biggest is 108 square metres and the smallest is 48 square metres. It is not a great variety. If you look at the actual tenure mix, again, it is not particularly good. It does not have car-parking at all. It has quite high management charges. I have not been able to pin down exactly what the management charges are on it.

Steve O'Connell AM (Deputy Chair): What was that tenure mix? I could not quite work out the abbreviations.

David Birkbeck (Chief Executive, Design for Homes): Affordable rent, shared ownership, one of these is shared equity products and the last one is just pure market sale.

Steve O'Connell AM (Deputy Chair): A building with absolutely no parking spaces whatsoever?

David Birkbeck (Chief Executive, Design for Homes): Exactly.

Esther Kurland (Director, Urban Design London): That is King's Cross?

Tom Copley AM: Nobody should be needing a car in King's Cross. They can use a car-pool, the sharing things.

Nicky Gavron AM (Chair): It is the biggest interchange in Europe.

Steve O'Connell AM (Deputy Chair): I know that, but there is still this attitude that people in affordable housing do not have cars, which pisses me off, but there we are. Sorry, it is a campaign I have myself. I get it completely and I understand why there should be very little car-parking, but that is another thing altogether. Carry on.

David Birkbeck (Chief Executive, Design for Homes): I will show you a couple of plans showing what the individual levels are like. Generally it is quite well organised. It is probably denser than I would personally recommend but it would appear the issues for the scheme are that the management is quite slack and the management charges are quite high. I have not been able to get them to tell me the management charges: they are genuinely scared of it. What I have done is I have printed off the minutes of the last two residents' association meetings and it is absolutely obvious from reading these that everybody is up in arms about the management regime, the cost of management and everything else. Let us just take that for granted.

The other thing to say is this is a scheme that was caught with the section 106 agreement by One Housing directly from Argent. One Housing had no opportunity to influence, shape or size anything. Nothing is done to their development briefs. Everything effectively is essentially what they were told you could have on the back of the section 106. That is quite important going forward to the next scheme.

You do get these quite impressive entrances with these double height spaces, but again big costs, big transfer structures at ground floor level for people to come into these grandiose entrances. That will add to the developer's costs.

I am going to skip now past the rents. You can see that nothing is cheap. It is directly managed by One Housing. It is done by them using multiple subcontractors. The problem with that is that each subcontractor

that charges One Housing puts their profit on the bill and value-added tax (VAT) on top. What actually happens is One Housing gets a series of inflated bills and has ten or 15 companies making their money out of them.

Steve O'Connell AM (Deputy Chair): We can go on to it later but, as you say, the management charges here vary on blocks of tenure as you have just said there. Depending which block of tenure you are and which facilities you are having, there will be different management charges.

Martin Green (Head of Specialist Housing Services, LB Southwark): It often depends on how many units are in the block because you have a cost divided by so many flats. One of the big parameters is how many flats are you dividing the cost by. Different numbers of flats in the block mean different cost.

Andrew Boff AM: Different cost related to the size of the flat as well, presumably?

Martin Green (Head of Specialist Housing Services, LB Southwark): Depends how you apportion it but it can be that way.

David Birkbeck (Chief Executive, Design for Homes): The final thing to say is almost none of the flats have direct access to the street. For all the families that live in these blocks, their children have to use the common parts, go up in the lift and go down a corridor. If they behave at all like Matilda [children's book character] does in the plaza or something, it is the end of the paintwork on every level. That is always an issue. You can tell essentially it is not the most successful arrangement for the larger family.

This is St Andrews. This is a scheme that I got to visit for the first time about four or five years ago. I would quite like to jump up now and show you because it will be easier if I do. It is essentially five blocks. I have only data for the first floor because the fifth is being occupied as we speak. Together we are talking about an enormous amount of housing; 67,000 square metres of housing on a site of 3.6 hectares, which is nine acres. If you do the maths and convert that into imperial, it is 80,000 square feet to the acre. Again, that is one of those numbers that historically would have set off all kinds of alarm bells. Outside of London, developers believe they cannot sell anything of more than 20,000 feet to an acre.

Nicky Gavron AM (Chair): What is that in dwellings to the hectare?

David Birkbeck (Chief Executive, Design for Homes): It would really depend but essentially, with the coverage rates by which they buy land and build, they think anything above 20,000 to the acre is almost unsaleable. To see four times that rate, there will be people in companies, like Barratts looking at that and thinking, "Poor sods", when they see that number. That on paper looks troubling. There are also the storeys - three, seven, 12 and 24. I will show you some pictures in a minute. The final data on this is 989 homes delivering 34.5% social rent and 16.5% shared ownership.

It has every possible suggestion that this would be a complete and absolutely unmanageable ghetto from the data.

Nicky Gavron AM (Chair): This is up to about 400 to the hectare?

David Birkbeck (Chief Executive, Design for Homes): Yes, exactly.

Nicky Gavron AM (Chair): This is absolutely the tops, is it not?

David Birkbeck (Chief Executive, Design for Homes): The smallest unit in the whole 989 is 35 square metres. That is in the tower and that is a studio that sold. Then look at this and the variety you get here.

Back at King's Cross the range was 66 to something like 102. Here you have 35 all the way through to 139. The average again is higher than it was back in King's Cross. The other thing to spot is that 33% of the homes here are family homes for five-person to eight-person occupancy. They are big units and a third of them are big units.

Nicky Gavron AM (Chair): How many bedrooms?

David Birkbeck (Chief Executive, Design for Homes): Typically four and five.

Nicky Gavron AM (Chair): That is interesting. We are getting so many three and not more.

David Birkbeck (Chief Executive, Design for Homes): This picture gives you a much better idea of what we are now beginning to talk about. I said you have three storeys there and then you have the 12 storeys there, the 24 storeys there and then 17 floors there. You have this huge variety. The other thing here that is quite interesting, before we move on, is if you look how much the top floors are notched out with all these kinds of spaces and also some of the levels below. Normally on a building like this you would just build a flat top. Here they have actually cut into it. Some of the biggest flats of all are up on the top levels. Some of these are wheelchair-accessible units. Some of them are market-scale units. The biggest ones are at the top and the bottom, as I showed you.

This is a schedule of accommodation, again, so that you can get a feeling for what you are getting in terms of the range. Block 1, which I explained, is the one at the bottom southwest corner with 194 flats and maisonettes. Quite a few of them are three-bedroom or bigger. Block 2 again has three-bedroom and bigger all the way through. You can see the sizes as well, ranging between the various schemes. An incredible mix, really.

Steve O'Connell AM (Deputy Chair): That proves my point about the attitude that people in affordable housing do not have cars. You have 120 car-parking spaces in the private block and about ten in total across the other three blocks.

David Birkbeck (Chief Executive, Design for Homes): I agree.

Steve O'Connell AM (Deputy Chair): My case rests with that. They are too poor to have cars. It makes me absolutely sick. It really does.

David Birkbeck (Chief Executive, Design for Homes): Three large perimeter blocks and each have six cores. Essentially the cores are partly mixed. The shared ownership shares with market sale; the shared ownership also shares with intermediate rent. Social rent does not share but many units have direct access to the street. All the large families effectively can come and go through their own front doors, with the exception of the ones that live on the top level. They have been let by Tower Hamlets on an allocations policy of not putting lots of children on the top levels but putting people with extended families and older parents on the top levels.

Some features of the scheme: it has un-adopted public access to the street so that essentially the through roads that you can see going through the blocks are un-adopted. You have also [key] fob control for the courtyards. The courtyards are not courtyards in the traditional sense. They are more like a kind of quadrangle or university courtyard because they function as the accesses to the maisonettes that face in or out. They

actually have an active use with people coming and going and walking to their front doors. It does not feel like one of those dead spaces that no one quite knows what to do with. It is significantly more successful for being like that.

Steve O'Connell AM (Deputy Chair): We have not really touched upon viability. I know of schemes that become less viable and they become denser as a result of having more affordable housing, which is a good thing. There is that critique. We are saying about densities which are higher but sometimes they are not higher by design; they are higher because of viability. That is unspoken in this kind of debate. That can actually reconfigure the development because it is around viability not by design, because this is a nice place and it all works like that. It is because you have to squeeze so much in to make it viable for the developer or the housing association.

Nicky Gavron AM (Chair): Viability itself has become even more narrowly defined, and the rate of returns are very much higher than they used to be. We are a bit off the topic.

Steve O'Connell AM (Deputy Chair): I know, but it is worth saying.

Nicky Gavron AM (Chair): It was worth saying.

David Birkbeck (Chief Executive, Design for Homes): In terms of the viability as well on this particular scheme, the developer thinks this is an easy scheme to build because it does not have very much underground car-parking and it costs them £18,000 a bay to build. Their attitude is, "This is a relatively economic model for us to build because we do not have to sink a lot of concrete into the ground and build on top of it", putting £2 million to £4 million worth of concrete into the ground before you even have a single unit for sale.

Nicky Gavron AM (Chair): David, who was the developer?

David Birkbeck (Chief Executive, Design for Homes): Barratt.

Nicky Gavron AM (Chair): They have different architects for different blocks?

David Birkbeck (Chief Executive, Design for Homes): Exactly, yes. Just a few more details that you need to know. There are 136 car-parking spaces underground and they are for sale; you essentially buy one. There are only 20 car-parking spaces on the street and they are allocated as disabled. The parking ratio is very, very low. The scheme is on top of two different stations. The assumption is on its incredibly high Public Transport Accessibility Level (PTAL) rating - because you can go north, south, west or east from here - that you do not need the normal ratios of car-parking. I am uncomfortable with this. There is some more data to come and, as you see, I am not supporting this as a policy.

Steve O'Connell AM (Deputy Chair): You pointed out there are a large quantity of families at home. Families have young children. Young children go to school. They do not all get buses and trains.

David Birkbeck (Chief Executive, Design for Homes): The last point to make really is that management charges range from block to block. Essentially they were slightly higher at the beginning because the costs of managing the thing had to be shared by a single block and they have been dropping as it has been going on. I have the data on these.

Andrew Boff AM: I do not understand that sentence.

David Birkbeck (Chief Executive, Design for Homes): Management charges range from block to block. Everyone in each block pays the same.

Andrew Boff AM: I see. Everyone in a block pays the same.

David Birkbeck (Chief Executive, Design for Homes): Pays the same rate.

Steve O'Connell AM (Deputy Chair): Does not matter what size.

David Birkbeck (Chief Executive, Design for Homes): Some imagery. This is one of these un-adopted through streets. You can see what it looks like and you can see some of the bays where people can park. There is one of the courtyards that is not a courtyard; it is effectively a quadrangle. You can see it is designed to look like an access route to your front door. There is a photograph at the bottom right showing some of the notched-out spaces at the upper level. Then, a picture from the street showing those notched-out levels again.

This is an interesting aspect to this. This scheme was not sold to the housing association blindly under a section 106 agreement. It was actually a situation where the London Development Agency (LDA) and Tower Hamlets Council sat down with Circle Anglia and Barratt and all the architects and said, "We want to take control of the design during the actual procurement process". The first thing they got out was the Islam Design Guide. A lot of the private spaces in this scheme are completely private and cannot be overlooked so that women can throw off their hijab or whatever they are wearing and essentially sit in a private outdoor space at the upper level without being seen by anybody else. It is extremely popular and extremely successful for that. There are very few apartment buildings like this in the whole of London where you can do that.

Steve O'Connell AM (Deputy Chair): There is no recreational space? There will be 'no ball games' posters all over the place.

David Birkbeck (Chief Executive, Design for Homes): No, there are, and there is a local area of play.

Steve O'Connell AM (Deputy Chair): Outside the block?

David Birkbeck (Chief Executive, Design for Homes): Outside the block, yes, right on the green there, right within the development. There is a variety of facilities as well.

Nicky Gavron AM (Chair): That is good, actually.

David Birkbeck (Chief Executive, Design for Homes): Essentially, you have to come out of your building and go 100 yards to play, but there is space for it.

Nicky Gavron AM (Chair): When was this built?

David Birkbeck (Chief Executive, Design for Homes): The last block was built only just weeks ago.

Nicky Gavron AM (Chair): Does it comply then with our space standards for young children of ten square metres per child?

David Birkbeck (Chief Executive, Design for Homes): Mostly. It predates the Design Guide but they were very aware of it. At the time it was almost a prototype for the Design Guide.

Some more images. Very, very heavily stylised. You can see all kinds of features. It has brickwork that looks like snakeskin or something. You see the double height spaces again for a level.

The one that does not show up particularly well, which is disappointing, at the ground of this building is a plinth of maisonettes. These are all effectively houses. The houses are at ground floor, then small units go on the second to fifth floors and then come the big units at the top. You have essentially a sandwich of relatively small accommodation for 'millennials' and keyworkers between big family units with direct access to the outside and private outdoor space as well as access to the secure courtyards. On the top you have these big units which are social rent and intermediate rent. I do not think any are shared ownership but there are some market sale. Again, these are very, very private spaces at the top for people who have a particular cultural need.

Steve O'Connell AM (Deputy Chair): They are the private market sale, except for one block?

David Birkbeck (Chief Executive, Design for Homes): The majority of the market sellers are in the point blocks.

These are the service charges, remembering the build cost on this is very economic because obviously there is an economy of scale into building pretty much the same block three times and then using the materials on 989 homes. In come the management charges. You can see essentially the management charges began to drop as they added blocks. For the second and third block the management charge came down and then they went back up again in the last two because the last two are paying for all the additional facilities they have and essentially there are fewer flats in those towers than there are in the big slab blocks. People pay essentially for what they access. The management company told me that the biggest mistake was that the solicitors issued standard leases that made the maisonette dwellers pay towards the upkeep of the lifts. If they did this again and they were aware of what was going on, they would make sure there was a discount for the people living in the maisonettes because it makes no point for them to be responsible for the upkeep of the lift.

The other issues is variation in flat size. This causes problems as well for management because there are one-bedroom flats as big as two-bedroom flats. As they are charged at the same rate on the fact that it is per square metre, a lot of the tenants cannot understand why they are living in a 67m² single-bedroom apartment and they are paying the same as the people in the 74m² apartment with two bedrooms. They are used to be charged on a straight bedroom count. Again, it is bit of education.

It is not all perfect. There are several mistakes with these but these are mistakes that mostly are rectifiable. The finance director at Pinnacle says, "St Andrews is one of the most successful schemes we have ever seen". They manage about 1,000 schemes around London. He thinks this is one of the ones that causes them the least trouble. They believe it is not only easy to manage but also the quality of what was built makes it easy to manage; the robust materials, the design and the tenure integration. He says the biggest design drawback is the lack of daylight into those access courtyards because the blocks are just ever so slightly too high which kills off the sun going into them so the grass keeps dying in these blocks. His attitude would be if they could have pushed the block five metres out or taken the top level off you would probably have a completely different experience.

Nicky Gavron AM (Chair): Are they not different heights? They should have thought that out. You would have thought with different heights you would get the sun right.

David Birkbeck (Chief Executive, Design for Homes): Essentially the west and the east facing block towers over so that you do not get the morning light coming from the east or the evening light coming from

the west. You only catch it in the middle of the day as it goes round and apparently it is not quite enough to keep the grass green.

The other thing he said was that the biggest management headache here - and he said it was relatively lightweight compared with the stuff they manage in a different area - is that they effectively became de facto traffic wardens. Nowadays you cannot clamp cars that 'fly park'. You can only ticket them and the ticketing companies only chase the people that pay the tickets. Essentially there are about 20 families here that park their cars anywhere they want because they know they are not going to come and ask them for the money for the ticket. He did say that another time he could either double the parking, put in another underground or just say, "No one gets to park here", so that there are no bays for people to 'fly park' in.

Nicky Gavron AM (Chair): Can I just ask who maintains the play space?

David Birkbeck (Chief Executive, Design for Homes): The management company.

Nicky Gavron AM (Chair): We did say in our SPG that they had to, yes.

David Birkbeck (Chief Executive, Design for Homes): On this development during the day, there are 11 persons working in cleaning and estate management, and two more who are the concierges, and they are 24 hours a day. At the peak point there are 13 people on this development for 1,000 people. Essentially the management team, the cleaners and the estate manager act as low-level security and obviously the concierges are full-time security. The concierges also double up as the gateway to the gym. Part of their cost is paid by the gym contractor.

The fact that this development is cheap to build, that it was designed by a volume builder, not a specialist developer, that the housing associations say it is one of their most successful schemes in London in the last 10 years, and the fact that the biggest management company in London says it is virtually the easiest they have to manage, suggests that there is a lot that is very good here. I asked the financial director, "What do you reckon?" He said, "It is one of the most successful schemes we have ever seen."

Andrew Boff AM: What did the developers need to know before? What did we need to know, as people who possibly might sit on planning committees or all the rest of it passing judgment, in advance? What did we need to know beforehand in those two schemes to determine if it is a good scheme or a bad scheme?

David Birkbeck (Chief Executive, Design for Homes): I would love to be able to write a brief for what to watch out for.

Andrew Boff AM: Briefs are terribly long and people sitting on planning committees are used to sitting and reading huge documents about planners' attitudes and how they relate to local planning, but there does not seem to be a nice, easy thing to say, "This is a really bad idea", and, "This is a really good idea". What separates the two?

David Birkbeck (Chief Executive, Design for Homes): It is quite tricky, this. Originally, I showed this scheme here and I said, "This is the default. You build a terrace and then you build a slab block and you build the terrace because it is better to put families into houses so that they have direct access to the street and you build the slab block because you need the density and the volume". What they have done here is they have said, "Why can we not put one on top of the other?" That is the first time I have seen that done at this size and this scale and I do not think that anybody really knew what they were doing, perhaps, back in 2007 and 2008 when they were doing this, but they have virtually stumbled, perhaps accidentally, on a successful formula.

One of the most interesting things of all is that it obviously has this catch-all variety. It is a big enough scheme with enough of a range of units, including very private ones at the top, to deal with just about every kind of requirement from the housing market, everything from 36-square-metre studios for people who just want pied-à-terre in London and who probably can afford to buy it for cash, all the way through to people who have eight kids and need an enormous 140-square-metre house.

Esther Kurland (Director, Urban Design London): I suppose something about the layout that might be interesting is the streets in the Bromley-by-Bow example are not really streets because you have the train line at the end. They are basically more garden. You have communal space on both sides of the building, if you look at it here. One of them has buildings on both sides of it and one of them does not, book-ended. That makes a big difference to this scheme and it is worth remembering that when looking at other schemes. If those streets actually had to take cars through them, there would be a lot less space for people living there as outdoor space because it is tight. In this case, what they did here was widen the pavement onto the street at the south here. Is that south? They counted that widening as part of the open space. It is an attitude to streets as public space, as part and parcel of the living environments of the residents, which helps to make this work in the way that they are detailed up. That is really worth remembering when you are looking at other schemes. It is that relationship between how many people have been living there, where they get in and out of their buildings, what spaces are there for them and what those spaces are like. It is worth remembering. This scheme is a really good scheme and really interesting, but if you had to join through those --

Nicky Gavron AM (Chair): It is perhaps what?

Esther Kurland (Director, Urban Design London): Those internal ones. There is one, two, three, really, and the one at the top as well. If all of those streets were traditional streets, it would be a different place.

Nicky Gavron AM (Chair): It would not work.

Esther Kurland (Director, Urban Design London): It might work and it certainly would work if there was the attitude. If you think of that car-parking and you look at the Berlin examples, there is no car-parking there, is there? You need local accessibility dealt with as well as the long-distance accessibility. The PTALs are measuring long-distance accessibility to jobs. The local accessibility, getting to things local, is something totally different, whether that is by car or by walking or whatever. It is that --

Nicky Gavron AM (Chair): We have not seen in context, actually, how far it is from the schools and so on. Steve's [O'Connell AM (Deputy Chair)] point.

Nicky Gavron AM (Chair): Anymore? No. Shall we move on to service charges?

Steve O'Connell AM (Deputy Chair): Yes. We touched upon it in the last couple of hours about service charges. I published a report a while back highlighting this and it is referenced here. We have talked about pressures and the disparities of service charges, but how can we best address the issues around service charges and demand and inordinate service charges that may spring from something? The lift is one example of it. It is a fantastic example. It is a horrific burden on people in maisonettes to have to contribute towards the lift charges, being why they do not use them. How can we unblock that, Martin, and what advice would you give to new developers?

Martin Green (Head of Specialist Housing Services, LB Southwark): That is down to the construction of the lease. You mentioned lifts. Professor Alice Coleman [Emeritus Professor of Geography, King's College London] came down to one of my council estates when I worked for the London Borough of Wandsworth, an

estate called Alton, and one of her plans was to create neighbourhoods in the sky. This is about 25 years ago. She was going to take some of the big slab blocks and put new lift shafts up them and create these small neighbourhoods. By doing that, we calculated that she was going to increase service charges by 100% to 150% because, as soon as you introduce a lift, you have lift servicing, regular servicing of the motor and lift repairs, you have to clean the lift, you have electricity to run the lift and you have lift insurance. Suddenly what you are doing is introducing all these new costs into a development as soon you have a lift. With lifts, the best way of keeping the --

Steve O'Connell AM (Deputy Chair): How can you make it more affordable?

Martin Green (Head of Specialist Housing Services, LB Southwark): I was going to say that the best way to keep it more affordable is divide it by more flats. A lot of your lift costs are fixed: you are going to service it; you are going to insure it; you are going to clean it on a regular basis. Maybe the repairs are more variable. You have those fixed costs, as long as you have done your procurement properly, and the law makes you do that, the law around surface charges having to be reasonable and it being tested in the first-tier tribunal. As long as you have procured your costs, the best way of keeping costs down is simply by dividing it by a greater number of units.

Steve O'Connell AM (Deputy Chair): It is logical arithmetic. Even someone as simple as me can work it out. Particularly if the lift is in the block and it is all the same tenure, it is just an arithmetical fix, is it not? You divide X by Y. Where you have, for example, mixed tenure and not just lifts but other recreational spaces, then it gets far more complicated.

Martin Green (Head of Specialist Housing Services, LB Southwark): Exactly the same principle occurs. You saw Bromley-by-Bow. There you have communal areas in the middle. You have trees that need to be pruned. You have paths that need to be lit and maintained and swept. You have grass that needs to be cut. You have flowerbeds that need to be mulched. I heard what David [Birkbeck] said about what the managers said about the costs and my thought was, "They would say that, would they not?" I cannot wait until the trees need pruning or the grounds or the flowerbeds need mulching and stuff like that because these things grow and the costs grow with them. There, you have estate costs that might be divided up by all the units on the estate.

Steve O'Connell AM (Deputy Chair): Notwithstanding the tenure?

Martin Green (Head of Specialist Housing Services, LB Southwark): Notwithstanding the tenure, no, because if someone pays for social housing rent, those costs are in the rent or they may be charged a service charge for certain elements as well. It is in with the rent, let us say, or the fixed service charge.

Steve O'Connell AM (Deputy Chair): The other option, of course, is you have different facilities across the unit. Tom [Copley AM] will talk plainly about 'poor door' syndrome.

Martin Green (Head of Specialist Housing Services, LB Southwark): Yes.

Steve O'Connell AM (Deputy Chair): You say you have accessible facilities to everyone and you subdivide it and it does not matter what the tenure is. Everyone gets the same facilities and that is absolutely fantastic. Then you get it loaded on your rent or service charges. You are minded that actually, if you do it right and design it right, that can become affordable if you work it through properly.

Martin Green (Head of Specialist Housing Services, LB Southwark): You see, that is the nature of the question. The question actually assumes that some service charges are unaffordable. What I would say to you

is that the service charge is simply the cost of delivering the services that are needed by the block. Therefore, that is the cost. The only way of keeping the overall cost down is paying everybody minimum wage or something like that. It is the cost.

The unaffordable bit is the land value, the scarcity value reflected in the rents, etc. People say that service charges are unaffordable. It is not the service charges that are unaffordable: it is the land value; it is the market rent that reflects the scarcity. The service charges are simply the cost of providing those services. In inner London, contractors charge more because of access problems and site issues and things like that, but it is the cost of providing a service.

Steve O'Connell AM (Deputy Chair): Affordable and unaffordable is not opinion. I do not want to dwell on it because my report proved that there are actually service charges that are inflationary and that are top-ended. Affordable to one person is unaffordable to another. I do not completely buy that.

Martin Green (Head of Specialist Housing Services, LB Southwark): What I am saying is that they reflect the costs of providing those services. Yes, they can be inflationary because, as I have said, as the building gets older more maintenance is required, lifts need to be replaced, door entry systems need to be replaced and lightning conductors.

Andrew Boff AM: These very configurations generate service charges. That is the point. There are certain configurations you can have - for example, a terraced street - that have no service charges whatsoever.

Martin Green (Head of Specialist Housing Services, LB Southwark): Andrew, I could not agree with you more. I am a very sad person because when I look at a block, for example, these are the sort of ideas and just two examples that go through my mind. That block is above 32 feet and when you turn the tap on, water comes out of it. When you turn the tap on, water comes out, OK? How does the water get into the flat when you have a pump pumping water up to water tanks? That pump is consuming electricity and has to be serviced. You have communal water tanks that have to be tested. The water has to be tested at periodic times. If there is a bacteriological infection, it has to be chlorinated. In my terraced house, I have none of those costs, but all of a sudden, by putting a communal water system in there, you have that.

Another analogy is that I look at that and I have a garden. I am very proud of my garden, but I cut my grass and I sweep my front garden. OK. There, you are paying people to cut the grass and to prune the trees. That is the problem. There are two ways of reducing service charges: divide them by more units because then the unit price comes down or do not build blocks that need these services. As I said, with Dr Alice Coleman [Emeritus Professor of Geography, King's College London], as soon as you build a block with a lift in it, you are going to increase the service charges. I cannot understand on Bromley-by-Bow how you have some three-storey blocks without lifts in them that pay the same service charge as blocks with lifts in them. I cannot understand. That just does not work for me in my mind.

David Birkbeck (Chief Executive, Design for Homes): The solicitors just issue standard leases. The management company said that they would now tailor the lease to the block.

Martin Green (Head of Specialist Housing Services, LB Southwark): No. That is what you have to do and that is why I am saying I understand that mistake, but what that means is that this group of people are not paying a service charge because the leases are wrong. The managing agent has to go to the people in the tower blocks and say, "Do you mind paying a bit extra because we cannot charge them?"

Andrew Boff AM: That works.

Steve O'Connell AM (Deputy Chair): Basically, you have quite a fatalistic view on service charges. It is a pretty fatalistic view on service charges. There is no remedy. Service charges are what they are.

Martin Green (Head of Specialist Housing Services, LB Southwark): They are.

Steve O'Connell AM (Deputy Chair): You are living in a block in a development. You have some facilities. You divide the units and facilities, and you have to pay for them.

Martin Green (Head of Specialist Housing Services, LB Southwark): That is right. The one thing that I would say, Steve, in that is that you have to make sure that when you are procuring these services, you get best value.

Steve O'Connell AM (Deputy Chair): Yes, I know.

Martin Green (Head of Specialist Housing Services, LB Southwark): That goes without saying. At the end of the day, that is the cost.

Nicky Gavron AM (Chair): Esther, do you have a view on this? You talked a lot about sharing and shared resources and communal resources.

Esther Kurland (Director, Urban Design London): Again, what is the value to you of somebody else cutting your grass or your garden? That goes back to your point about choice. Once you have built in a service charge, like this with the management company, you do not give anybody the opportunity to do things themselves for their own home and their environment, and so you have to charge it out to somebody else to do it. That is a way of dealing with a home environment. If you have your own home in terms of a house, you can pay a gardener if you can afford it or you do it yourself or you leave it. You have a choice. I do not know much about service charges but I suppose from what you are saying that there is no choice. I wonder if there are any models where people can do something rather than paying a service charge.

Martin Green (Head of Specialist Housing Services, LB Southwark): Yes, there are plenty. Esther, you have hit the nail on the head. I could not agree with you more. There are plenty of examples. One of the examples I was thinking about when I commented about Oscar Newman's [American city planner and architect] 'defensible space' and breaking them up was one particular estate I managed in Battersea. It had these vast open areas and all of a sudden what we did was we enclosed some of the areas and gave them to the blocks so that only the residents in the block could access them and suddenly they started looking after the gardens themselves. That was great because we did not have to spend those costs and, therefore, we did not have to recharge them.

The problem with that is it is a very transient thing. People move out. New people move in and they do not look after the garden. You look at the lease and the lease says that we have to maintain it. That can put costs up. If you have a standard contract where you are offering the contract to lots of work on a routine basis, then the prices come down, but if it is a one-off basis, then the prices go up. Sometimes it can be a double-edged sword, but where you can get people to do the stuff themselves, that is fine.

Esther Kurland (Director, Urban Design London): That is a cultural issue about where you are living and what the tenure is and how it is being paid for.

Martin Green (Head of Specialist Housing Services, LB Southwark): We have somebody in Southwark who is quite invisible, the Guerrilla Gardener, and he goes around and he does some brilliant work on gardens and things like that. That is all about self-help and about doing those gardens, and that can --

Esther Kurland (Director, Urban Design London): The other thing, I suppose, is from the Berlin example of having commercial uses or other uses on the ground floors. This is a mono-use development and how much you can then start to split up who is paying what for the service charges of a building. Certainly when you are getting higher density and you are looking at flats, there are all sorts of costs that are not there. It is a toss-up with your first picture, David. Window-cleaning is going to be more expensive as you go up.

Martin Green (Head of Specialist Housing Services, LB Southwark): Absolutely.

Esther Kurland (Director, Urban Design London): Cleaning the building in 20 years' time or recladding it 40 years' time or whatever, these lifetime costs, it is a balance, and it comes back to what a priority is. Is it the number of homes? The cost of the homes? Rental or the tenure? Is it the service charge and the ongoing maintenance costs? What is most important? I do not know.

Martin Green (Head of Specialist Housing Services, LB Southwark): It is capital versus revenue. When you have the revenue, it is about whether you assuage those revenue costs by doing it yourself, and it is as simple as that. I am not being particularly fatalistic, but when Steve [O'Connell AM, Deputy Chair] said before about his previous report, he may remember I gave some evidence to that report. What I am trying to get over is sometimes there is a sense of reality. It is what it is. That is what we have built. That is what we have contractually said, "Those are the services we are going to provide". We have to provide those to an adequate standard, giving value for money, and there is lots of law around that, but those are the costs and it costs more to live in a tower block.

Andrew Boff AM: Can I just ask? I do not know this for a fact, but does the likely level of service charges feature in planning decisions?

Martin Green (Head of Specialist Housing Services, LB Southwark): No. Can I say --

Andrew Boff AM: You do not take it into account and so you can have anything you like on that --

Martin Green (Head of Specialist Housing Services, LB Southwark): Andrew, can I give you a prime example of --

Andrew Boff AM: What did you say?

Esther Kurland (Director, Urban Design London): The other costs that are not service charges but may be recladding or may be repairs, which --

Andrew Boff AM: Do they feature in planning decisions?

Esther Kurland (Director, Urban Design London): No, because looking at the viability is looking at the cost and the profit or the income then and there, not 40 years down the line; the lifecycle costs.

Andrew Boff AM: We do not get to see those figures anyway because they are confidential, are they not?

Esther Kurland (Director, Urban Design London): Maybe they are. Maybe they are, but they do not count.

Martin Green (Head of Specialist Housing Services, LB Southwark): One of the biggest issues in London at the moment in the public sector for service charges and for ex-right-to-buy properties is the Decent

Homes Programme and has been for several years. I challenge the panel to go back and read the Decent Homes manifesto. You will not find one comment anywhere about the knock-on effects of Decent Homes to service charges for those owner-occupiers in those blocks. When that report was brought out, there was a group of us that said, "This is going to cost our leaseholders a lot of money". OK, that was 15 --

Andrew Boff AM: How many people had to move out in order — because they couldn't afford --

Martin Green (Head of Specialist Housing Services, LB Southwark): That was 15 or 16 years ago. I do not think people have to move out. Local authorities can help them, but that is another subject. All I am saying is those revenue costs are the costs and they are a fact of life. It is not that they are unaffordable because affordability depends on the income of people. It is about what we provide in the first place.

The final thing that I would like to say is this. If you look at the history of flats, they were all in Grosvenor Terrace. They were all on the Grosvenor Estate around Buckingham Palace. Historically in London, the people who lived in the flats and owned the flats were the wealthiest people. We have put the people least able to afford owner-occupation in the type of accommodation that is most expensive to maintain and then we wonder why we have a problem. That is the core of it.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): While listening to this conversation, I am worrying that we are neglecting very important system boundaries. If we consider this area here of 1,000 people and now imagine a development that is detached housing, 1,000 people is not a small village. That is a big village.

David Birkbeck (Chief Executive, Design for Homes): That is about 5,000.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): Yes. Sorry, exactly. That is units and so it is 5,000. This is a small town, OK? If we were to talk about a small town, probably 80% of the charges we are talking about would be dealt with by public money or taxes: servicing the streets; cleaning the streets and dealing with all those public services. The problem is that in these cases, in the lower-end developments, we are socialising those costs. Here, we are privatising them. That is a policy distortion one also needs to be aware of. It is a very indirect and very essential subsidy for those low-density developments that cities are struggling with.

Martin Green (Head of Specialist Housing Services, LB Southwark): You are absolutely correct, Philipp.

Philipp Rode (Executive Director and Senior Research Fellow, LSE Cities): A lot of these charges have been socialised in other circumstances.

Nicky Gavron AM (Chair): A very helpful intervention. Thank you.

Tom Copley AM: Shall we ask about 'poor doors'?

Nicky Gavron AM (Chair): 'Poor doors'?

Tom Copley AM: Yes. Are 'poor doors' inevitable?

Martin Green (Head of Specialist Housing Services, LB Southwark): I do not think they are inevitable. It depends what people want to pay for. If you are providing high-end services like a concierge or security, then those people who receive that service have to pay for it. If the social housing providers within the development want to charge a higher rent, then they can cover those costs, but do those people want to pay

it? Can they afford to pay the higher rent? The other people, the owner-occupiers who are buying the flats, are saying, "This is a service," and they are saying, "I want that service. I am going to pay for it". Are they inevitable? Yes, because some people do not want to pay for those services. They do not require those services. They do not require a gym or cannot afford a gym. They do not require a car-park because they cannot afford a car-park. Therefore, there has to be some physical separation. That is the situation.

Tom Copley AM: Is there any way to avoid that? Obviously, there is an argument for social mix.

Martin Green (Head of Specialist Housing Services, LB Southwark): That is a design thing. That is a feature of the social mix. When you are mixing market rent with owner-occupation, shared equity and shared ownership, affordable housing - there are five different tenures - it is all down to who wants to pay for what. If you have one group of people that either does not want to pay for it or the social rent does not cover those costs, there has to be a design solution to separate off the services. That is the nature of a mixed-tenure development.

Esther Kurland (Director, Urban Design London): It might be helped by the fact that we do have smaller cores, more front doors and more doors for individual units from the street. With the Bromley-by-Bow one having those maisonettes where every home has its front door, you are reducing the need to have different people of different tenures or different abilities to pay using the same place, but that does not necessarily mean that they have to look different, not particularly. That comes down to the marketing and how a developer might be thinking about how they are marketing and who is going to be buying the things that are for sale and what will tick their boxes. This stuff over here by Berkley's [Berkley Group, property developer], they are incredibly glamorous, front, concierge-related, huge, tall areas to go into this block here, which does look very luxurious but it does not necessarily have to be like that. That is them making a decision. I suppose if there is a policy that says they cannot do that to the 'non-poor doors', if you want to use that term, then that would reduce the cost for everybody, but it would change the image.

How much should planning be influencing how a developer puts out the image of those properties? In this case I believe that it is very difficult to see that it is a social housing block, but the people who have been living there will not have access to the underground swimming pool and gym, but will anybody know that they will not have access to it themselves unless they pay for it? I do not know. Is that a 'poor door' or not? I am not sure.

Martin Green (Head of Specialist Housing Services, LB Southwark): I paused at the beginning because I am not sure that we all have the common recognition of what a 'poor door' is. Yes?

Andrew Boff AM: You are right about that. Yes. When I quizzed - if you do not mind - him on the Olympic Village before it was built, during the planning, I asked him and I said, "Is it going to be pepper-potted?" He said, "Yes, it is". I have never seen pepper coming out like that in great chunks. As it is, they ended up on the Olympic Village with 'rich doors' and 'poor doors'. That is what you have.

Martin Green (Head of Specialist Housing Services, LB Southwark): Absolutely. That is right. Andrew, we cannot have 'poor doors' in social housing in the right-to-buy because we have true pepper-potted people. With designs for new build, with mixed tenure, you are going to do it, "We will have all these there and we will have all these here". If it was true pepper-potting, there would be no 'poor doors' because you would not be able to say you could make people --

Andrew Boff AM: Can I just, as an addendum to this, ask about the pressures on it? I have been told that it is not just estate agents who do not want poor people mixing with their rich residents. It is also the housing

associations themselves that find it easier to manage discrete blocks where they do not have residents. Is that something that you have experienced?

Martin Green (Head of Specialist Housing Services, LB Southwark): What I would say is, yes, it is something that I recognise, but that is mainly because a lot of the housing association stuff now is shared ownership and so they have to have a certain level of income. At the moment they are looking at a family income for shared ownership in this area of about £60,000. People have to have a higher income. I do not think that makes it necessarily easier. I do not think that housing associations recognise that it is easier to manage people on a higher income. It is simply that they cannot afford that form of tenure. Shared ownership is becoming less and less affordable.

Nicky Gavron AM (Chair): Does anyone else on the panel want to comment on the 'poor door' question or issue?

David Birkbeck (Chief Executive, Design for Homes): The intriguing thing for me is that with this type of scheme and the one in Barking, the 'poor doors' will be to the nicest units.

Nicky Gavron AM (Chair): Absolutely. You mean that each social rent has its own --

David Birkbeck (Chief Executive, Design for Homes): Yes, because essentially --

Nicky Gavron AM (Chair): The thing is that there every single social-rented property has its own front door.

David Birkbeck (Chief Executive, Design for Homes): It has its own door, yes.

Nicky Gavron AM (Chair): That is very different.

Tom Copley AM: It is different. Yes.

Nicky Gavron AM (Chair): That is what is interesting, is it not?

Andrew Boff AM: When you say the 'nicest units', they tend to provide family units as the social housing and flats as the market housing. Is that what you mean by 'nicer' property?

Nicky Gavron AM (Chair): Sorry. I was just thinking of the family units, anyway, which have access. Each has its own front door, whereas the others --

Andrew Boff AM: Yes, yes. It is not an issue.

David Birkbeck (Chief Executive, Design for Homes): The demand from Tower Hamlets here was for a significant number of large houses or homes for multiple-person occupancies. They have accommodated these by mostly using them as a plinth to the smaller apartments above. All those maisonettes and town houses that you can see forming the skirt of the perimeter block are essentially nearly all social rent.

Nicky Gavron AM (Chair): With an internal quadrangle. I thought that was a very neat solution. Obviously, is there a concierge for the flats above?

David Birkbeck (Chief Executive, Design for Homes): Yes, there is a concierge on the building. Essentially, the concierge moves sideways. It is on the master plan. Let us see. That may be better.

Nicky Gavron AM (Chair): They mean shared ownership are paying for --

David Birkbeck (Chief Executive, Design for Homes): Yes. When the first block I pointed out was put here, the concierge was here at the beginning and then the concierge moved into here and managed these two from there, then into there and managed these three from there, and then into there and managed all of this from there, and I do not know where the concierge is at the moment. They are probably here because that is where the gym is.

Nicky Gavron AM (Chair): We should have a site visit to this place.

Martin Green (Head of Specialist Housing Services, LB Southwark): That might be why the service charges went down, because you have the fixed cost of the concierge just managing one block, then managing two blocks and then managing three blocks over time. Yes? That could be one of the explanations. It is back to my, "What are the costs and how are they divided?" That is probably why the costs came down as you brought more units on.

Nicky Gavron AM (Chair): All right, folks. Unless there are any more burning questions or responses, we could go on for a long time, but we have been going on for a long time. I did not stop it because I thought it was such brilliant material that we were getting. Thank you, guests, very much for all your contributions.

Family Housing beyond the opportunity areas

Esther Kurland

Urban Design London

1. A couple of ideas to consider
2. Building types
3. Delivery types
4. Rethinking
 - The residential street
 - The home and its parts
 - Estates
 - Internal layouts
5. What might help with delivery?

Something to consider.....

The balance between what is shared and what is privacy in life

Page 57



All very well when you have £4.5mill! But what happens when you don't?

no space for private life, to be quiet, to feel safe, to play, exercise, learn etc.

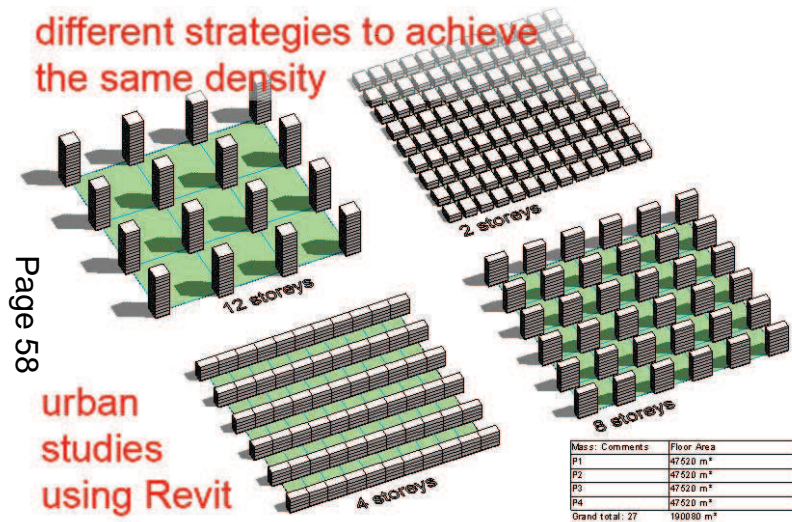
AND

few opportunities for these outside the private home?

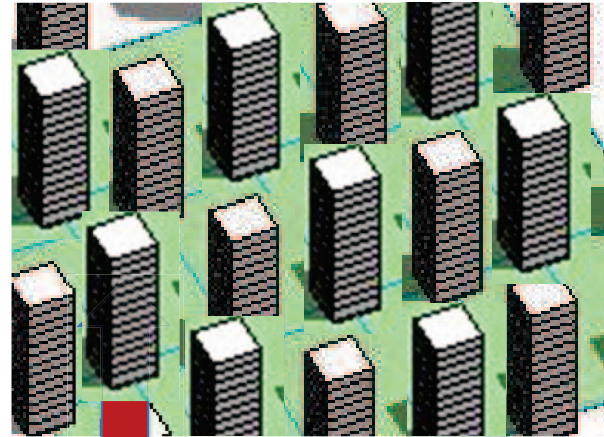
5,

When we build for families are we ensuring all parts of life are catered for?
How much can be shared? laundries, spare rooms, home offices, play gardens.....

Something to consider..... **What is density?**



Sometimes density is increased by using space wisely – so every bit is working hard – not just by going up.



What is this space for? Light, air, access, outdoor living for those in the flats? Or maybe school, shop, sports or other lower rise buildings?

Is this space part of the density calculation? what happens if we build more homes on it?

Building Types

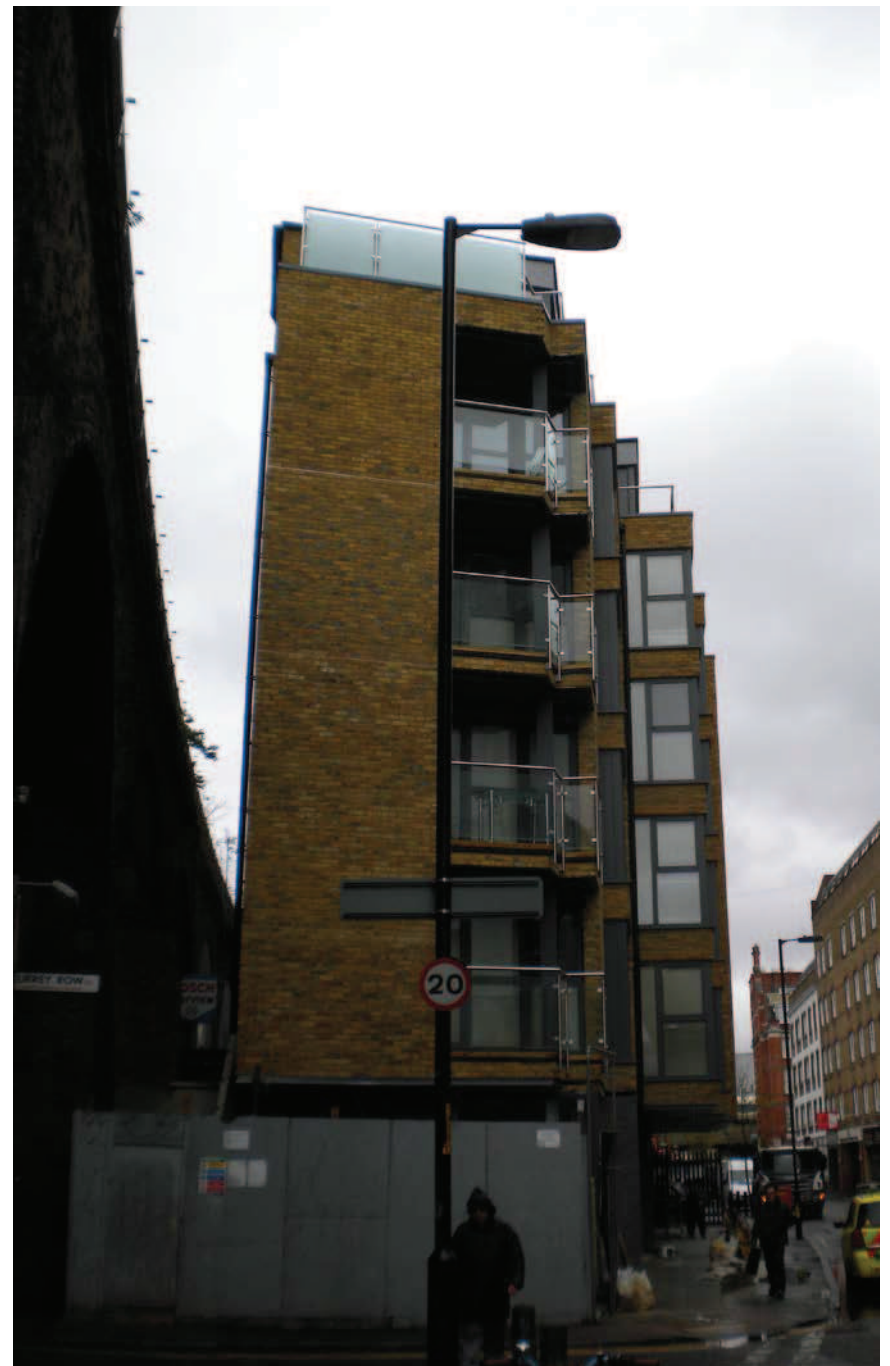
Types we are used to:

- Detached House
- Semi-detached House
- Terraced houses
- Mansion Blocks
- Slab Blocks of flats

Page 59

New types we are less familiar with

- Single sided mews and courtyards
- Mixed Terraces (flats and houses)
- Almost invisible infills
- Stacked and interlocked homes
- Additions to existing blocks
- Courtyard blocks
- Slender Towers



Delivery Types

Commonly used

- Housebuilder development
- Housing association development
- Speculative – from OAs to Windfall

Newer Variants of Common approaches

- Council built new homes on existing council estate land
- Smaller scale on difficult sites
- Self build and Community build

Page 60

LB Hackney looking to build 2700 extra homes in estates.

If all boroughs did half this = 45,000

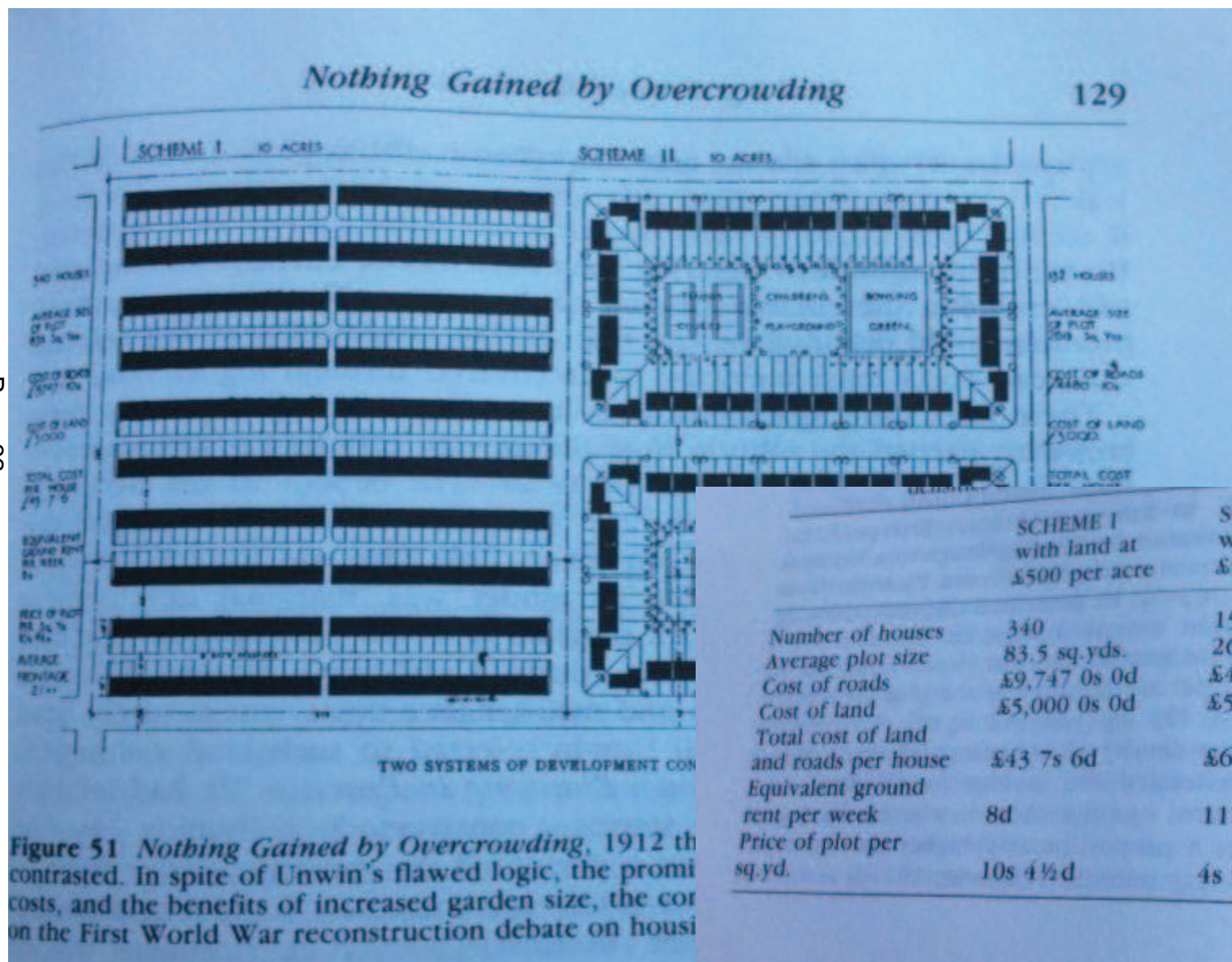
G15 to double pipeline to almost 200,000

How many difficult infill sites are there? 1000's?
10 homes on 100 in every borough = 33,000

Rethinking the Residential Street

Is Nothing New – Unwin 1912

Page 62



The London Terrace

Page 63



Revisited



Kidbrooke Estate Berkley Group & RB Greenwich

Bridge House, Hackney

Page 65



Myatt's Field and South Kilburn



Page 66

Imitates a traditional Georgian terrace.

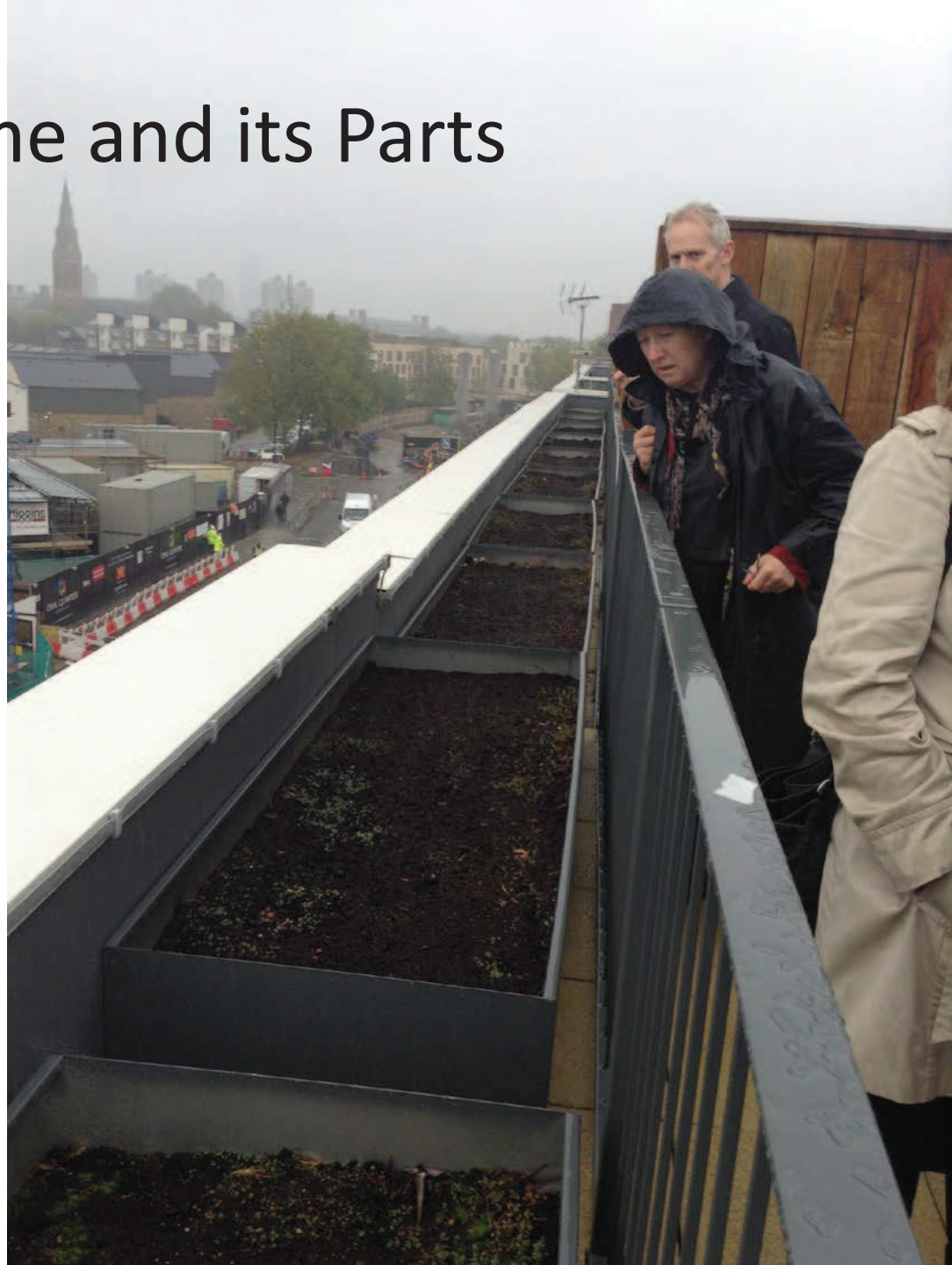
Behind the regular façade, there might be different unit types, varying from 4 stacked flats up to 4-storey town houses



Rethinking the Home and its Parts

- Windows
- Light
- Outlook
- Gardens

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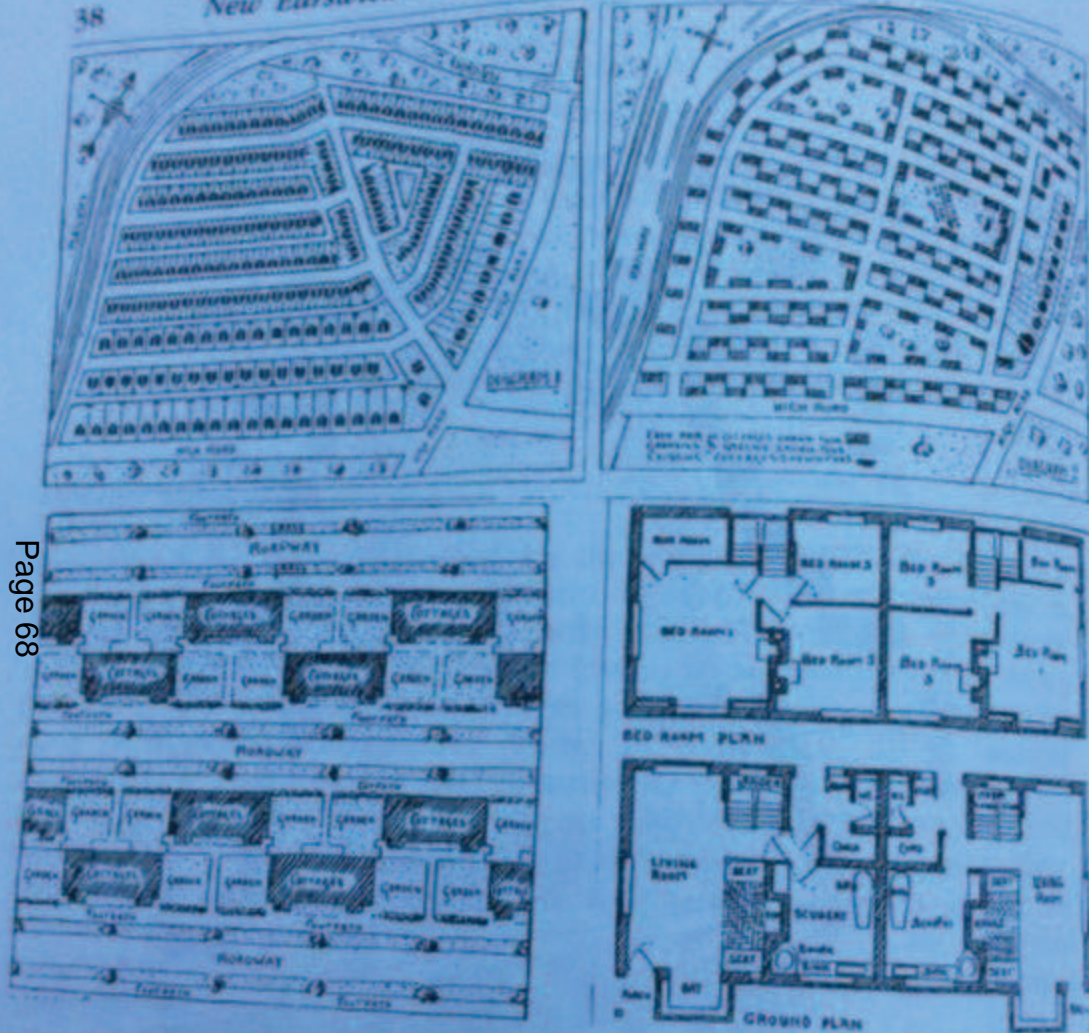
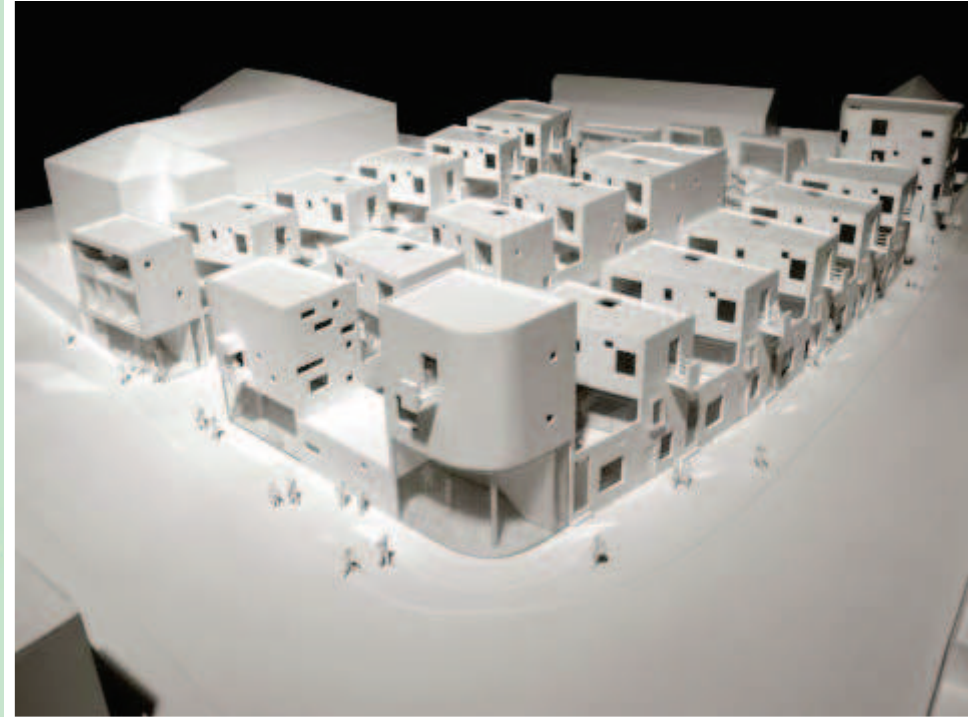
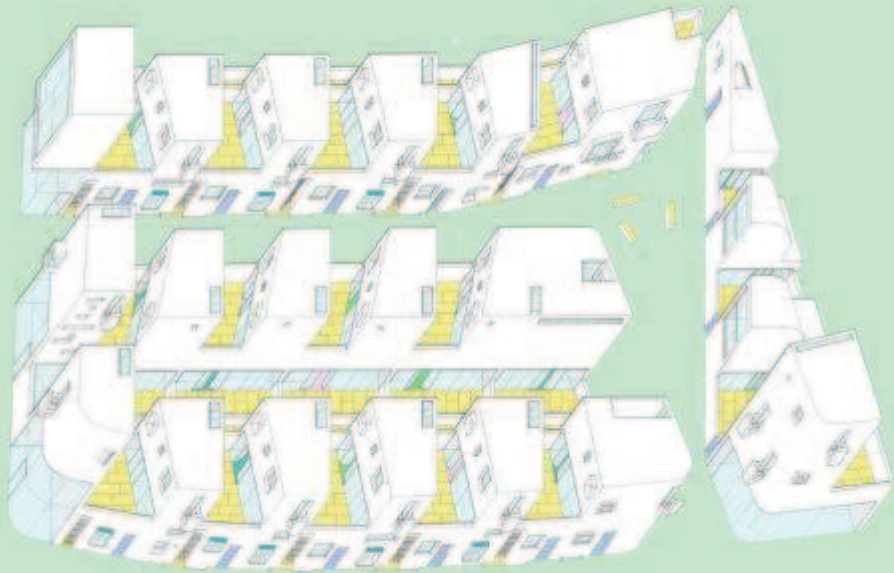


Figure 11 Cottages Near a Town (1903), designed the previous year for a site at Starbeck Harrogate. The broken 'chequerboard' layout represented extreme reaction against the by-law street. Although imperfectly resolved *Fabian News* felt the proposals to be more suited to Garden City development than the quadrangles of Unwin's earlier tract

Is Nothing New

1903 – Unwin

Idea that gardens could go in front or to side as well as behind homes opened up layout options beyond By Law Streets



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100 years later – Barber

Idea that gardens can go above ground - increases densities

Donnybrooke Quater, Hackney



Accordia, Cambridge,

Multi level gardens meant smaller sites for larger homes



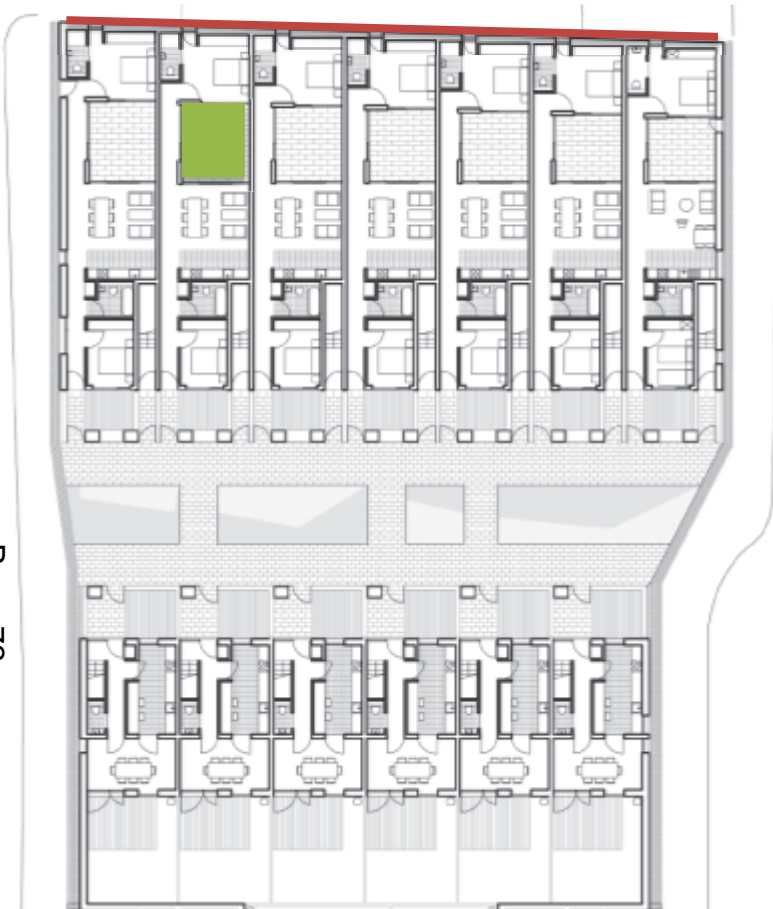
And a Step Further

- Backs face in, fronts face side
- Garden within the home
- 'Blind' homes
- Higher density terraces and infill



Page 71

Zenith House, Colindale, Genesis Housing



Claredale Street , KCA

Deep one sided site, approach means all the space used.



Terraced houses on
one side

Single level
courtyard flats and
flats above on the
other



Colony Mews,

Peter Barber Architects

These ideas mean small infill site can be used.

Not high density in themselves
maybe, but increasing the gross
density of an existing
neighborhood

Could be ideal for families?



Besant Court

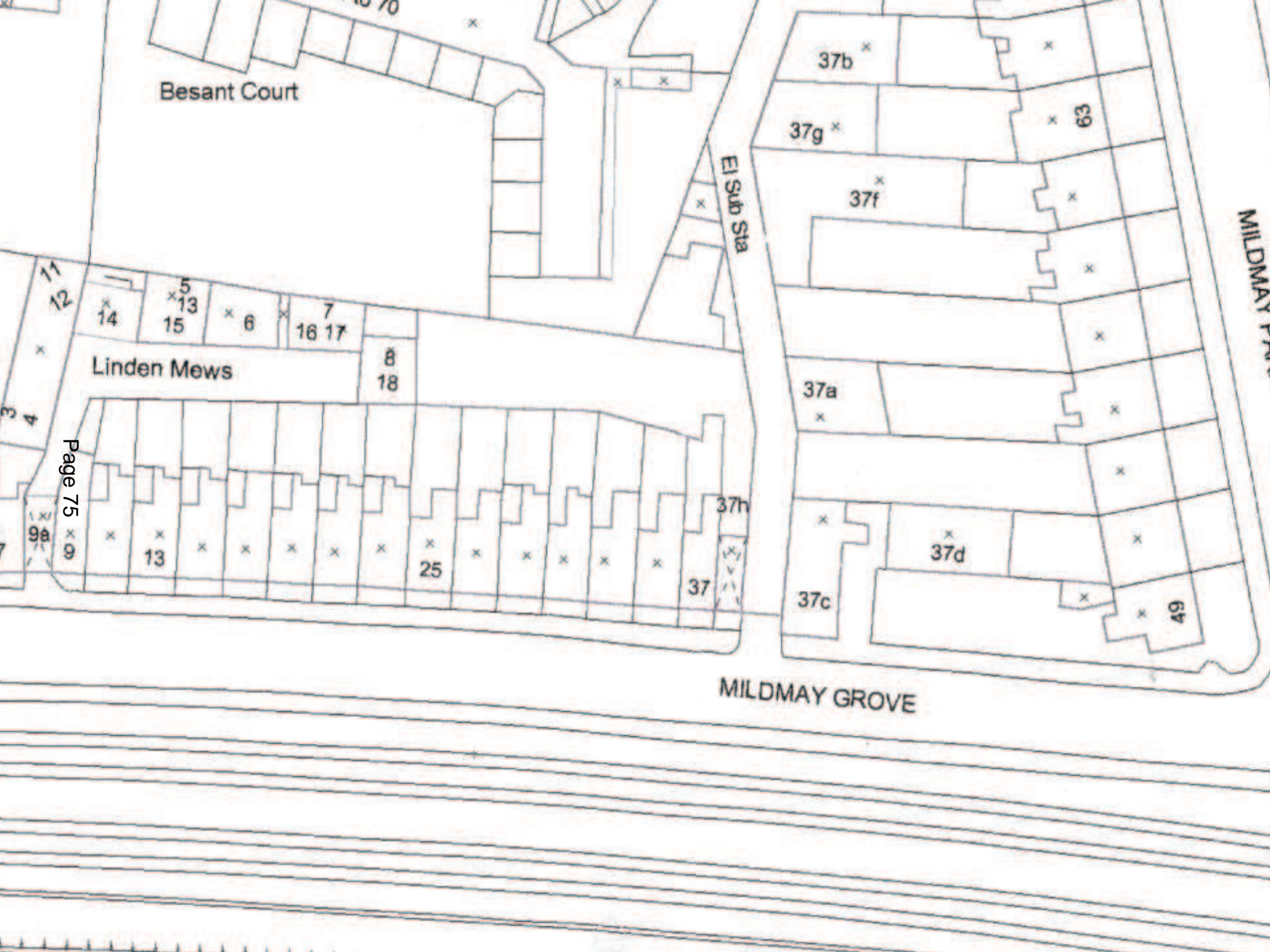
Linden Mews

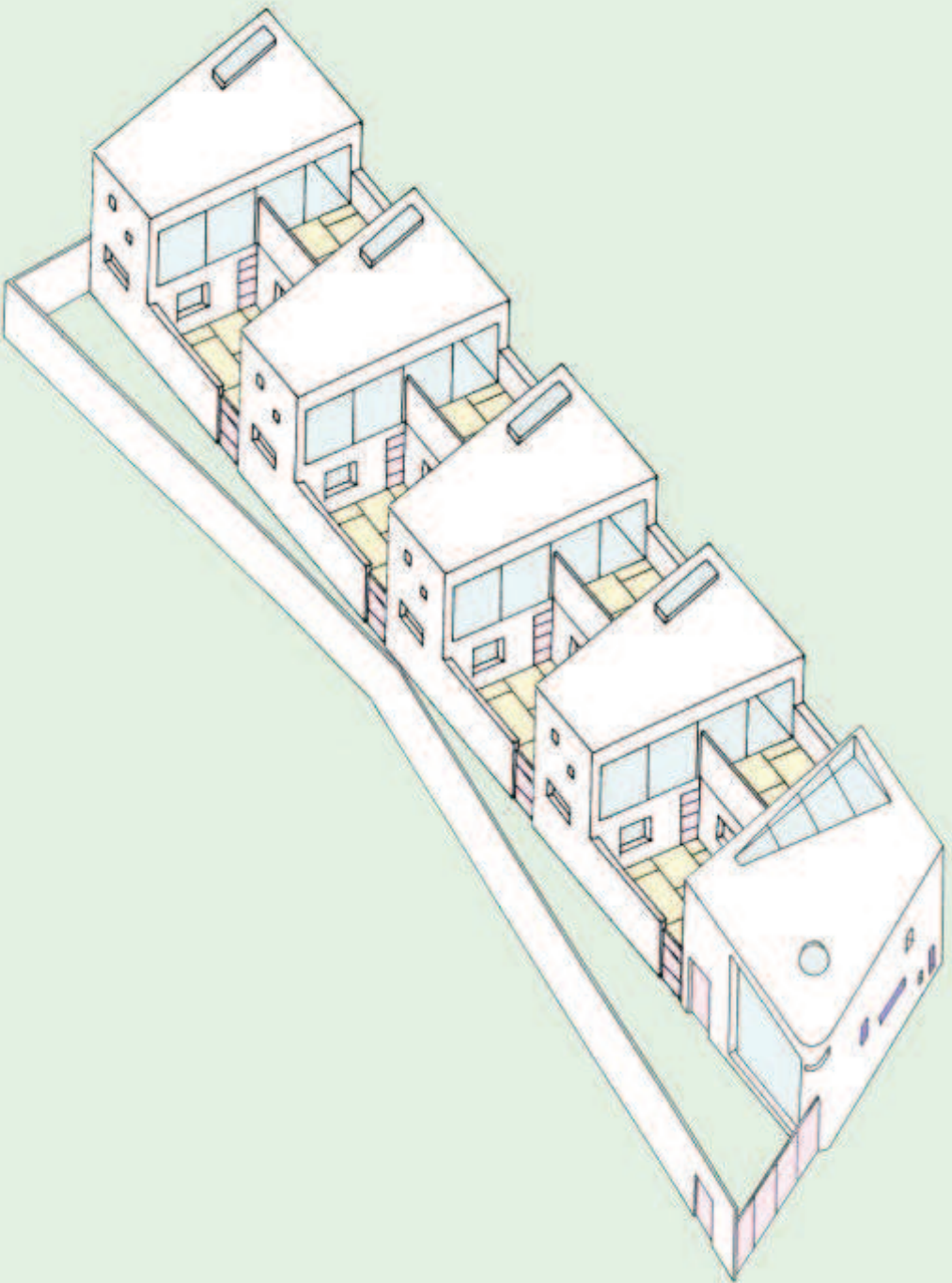
El Sub Sta

MILDMAY GROVE

MILDMAY F...

Page 75







Mildmay Grove N

Mildmay Grove N

Mildmay Grove N

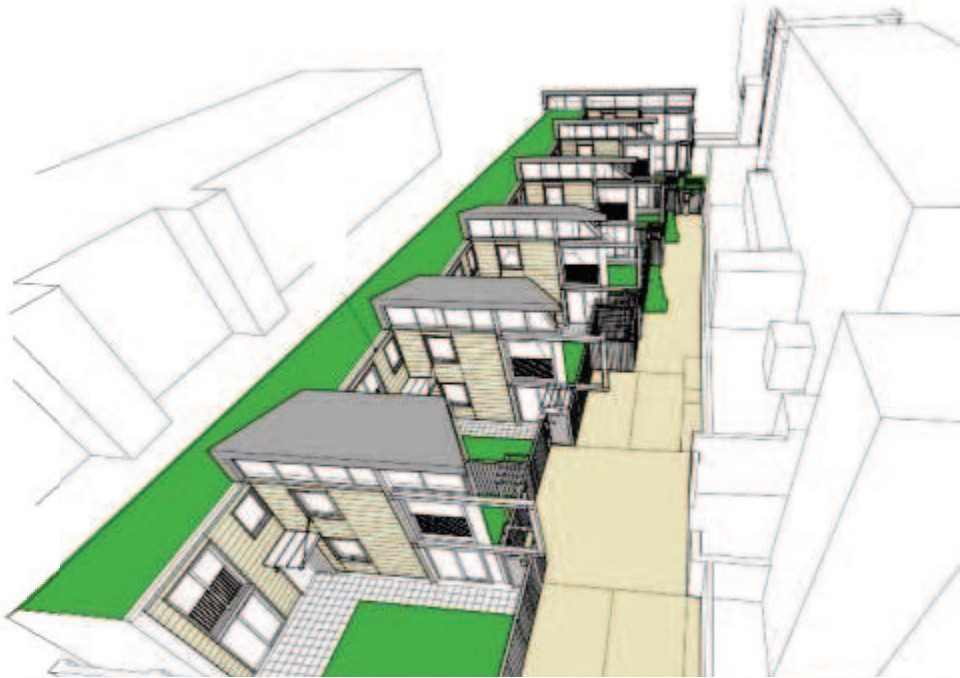
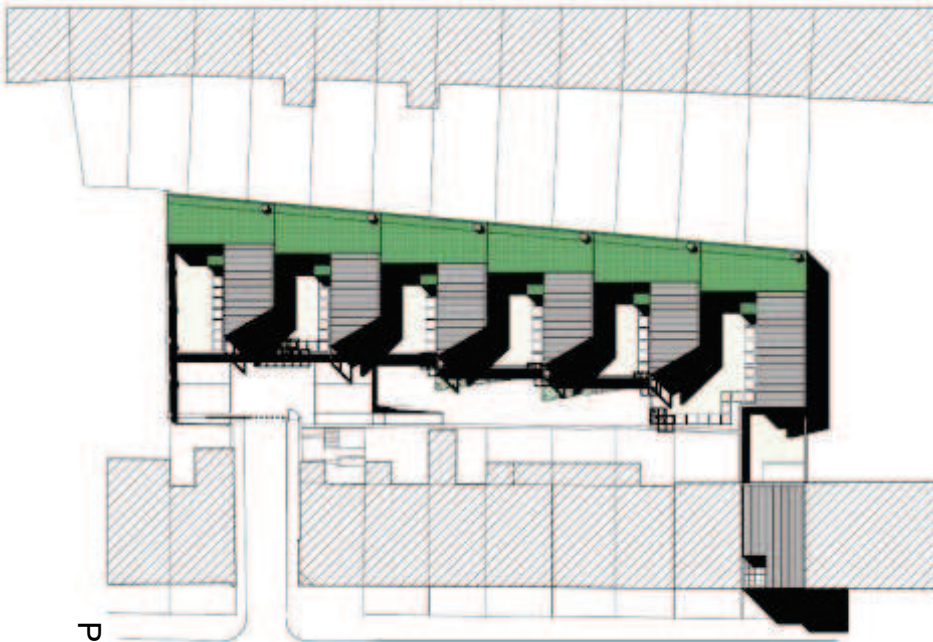
Westhaven House

Magnolia Cupcakes Ltd









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House Type 1: Nos. 3-6 Leonard Place
 3 bed 5 person House 102 sqm
 HOUSING DEVELOPMENT LEONARD PLACE & 19 ALLEN ROAD LONDON N16
 B&B • HARRISON ARCHITECTS



Leonard Place, Stoke Newington, Brady Mallalieu

Grand Union Canal, PTE



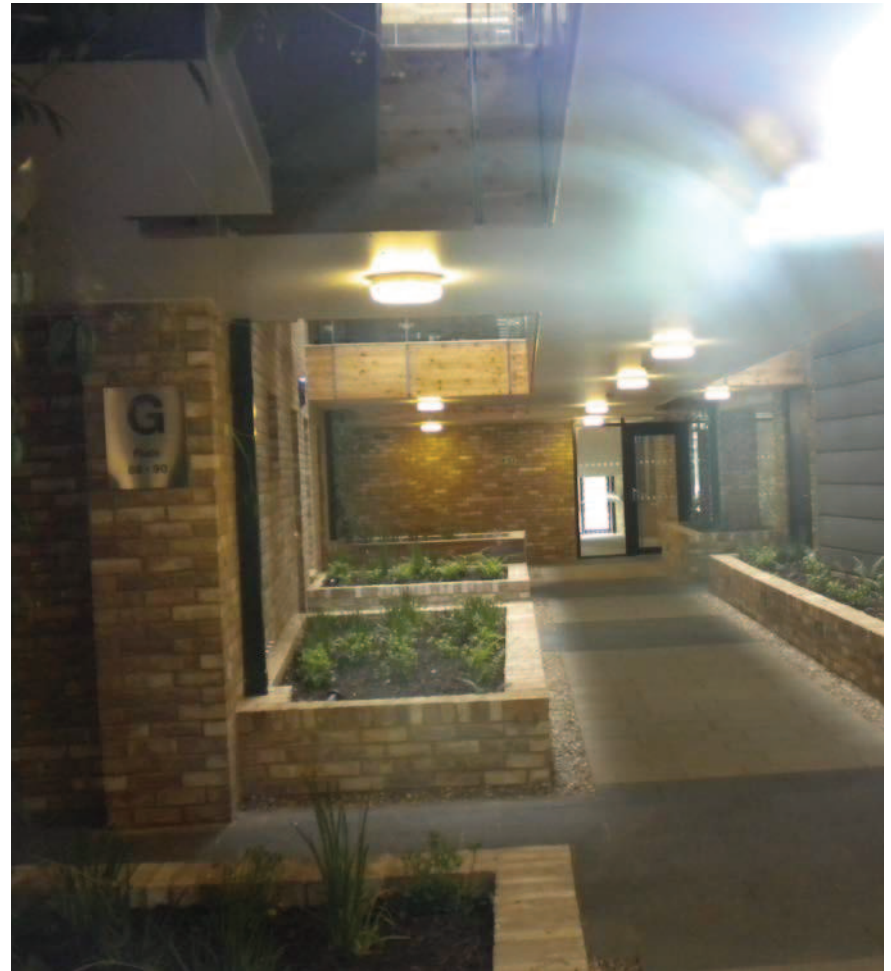
Borrowing light and turning homes on their heads



Rethinking Estates

- Layout
- Parking courts and garages
- Public space
- Common parts

Page 83



(new block on Aylesbury Estate)

Tybalds Estate, Camden MEA

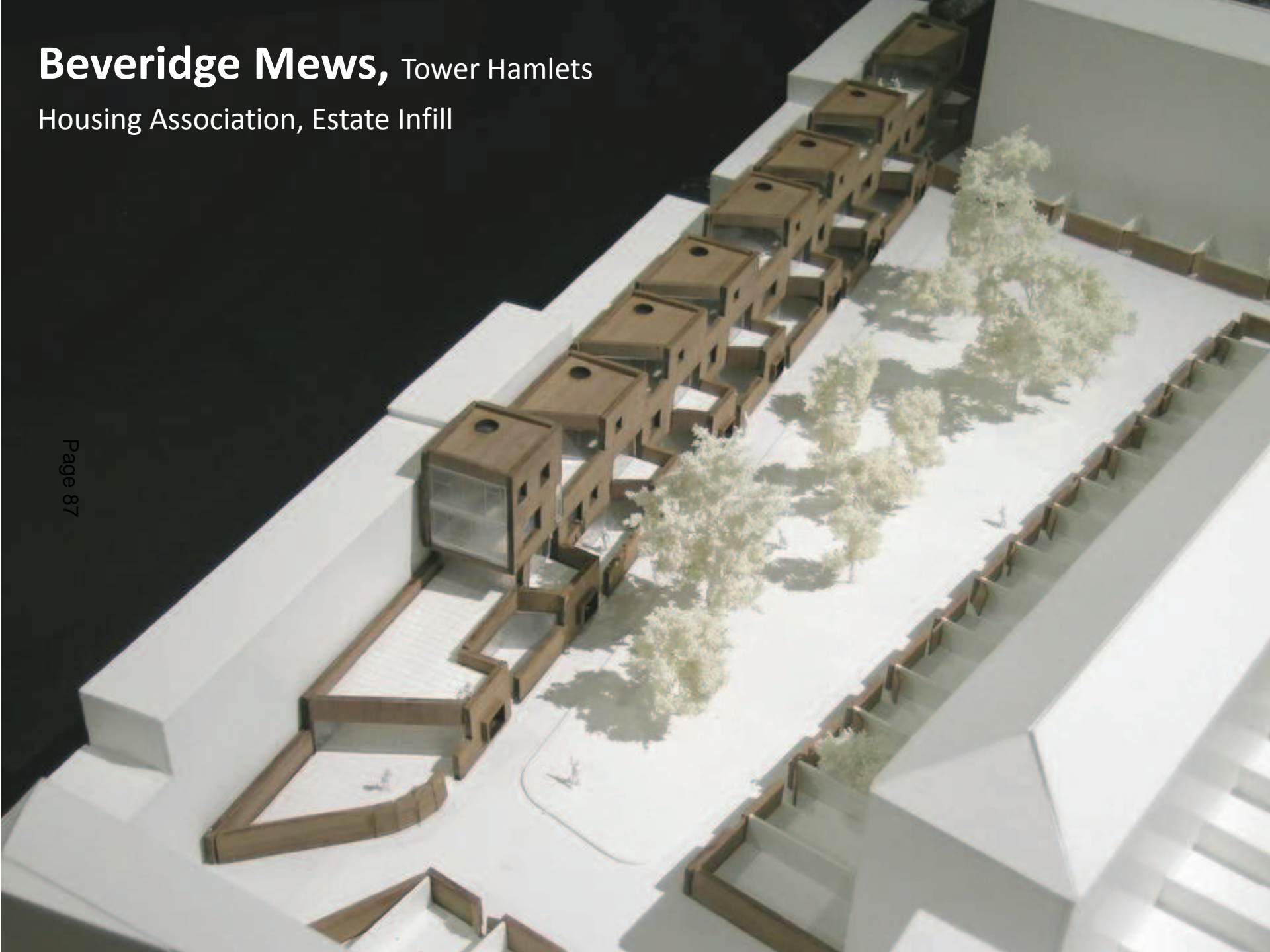






Beveridge Mews, Tower Hamlets

Housing Association, Estate Infill





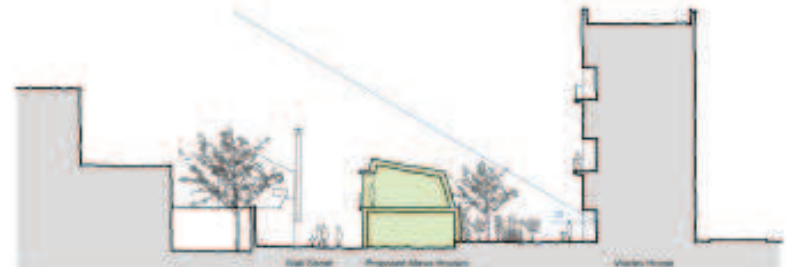
Using parking wastelands without changing outlooks



Ground Floor



First Floor



Proposed site section

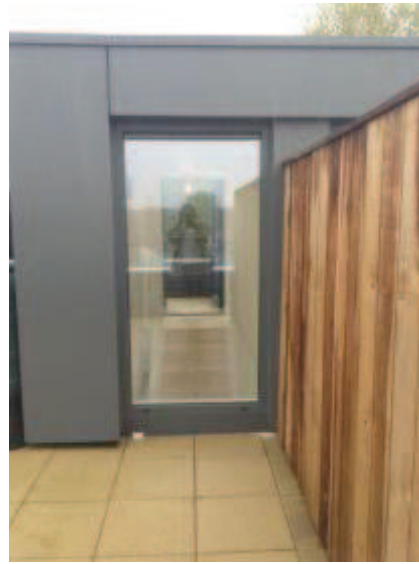
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Rethinking Internal Layouts

- Interlocking rather than stacking
- Different home types in one block
- Open plan 'Friends' type blocks
- Shared facilities and amenities





Mixing home types
within blocks

**Myatts Field, LB
Lambeth)**

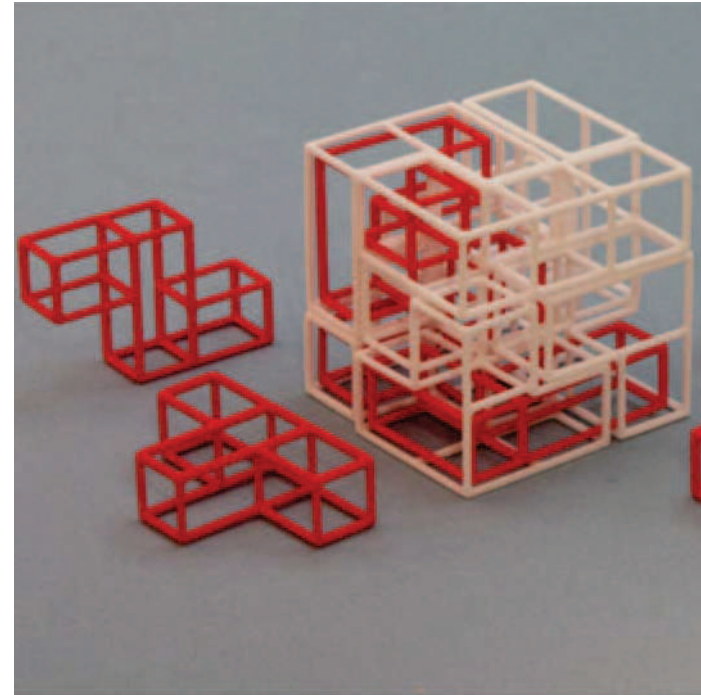
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St Johns, Bromley by Bow, Allies and Morrison



Page 02

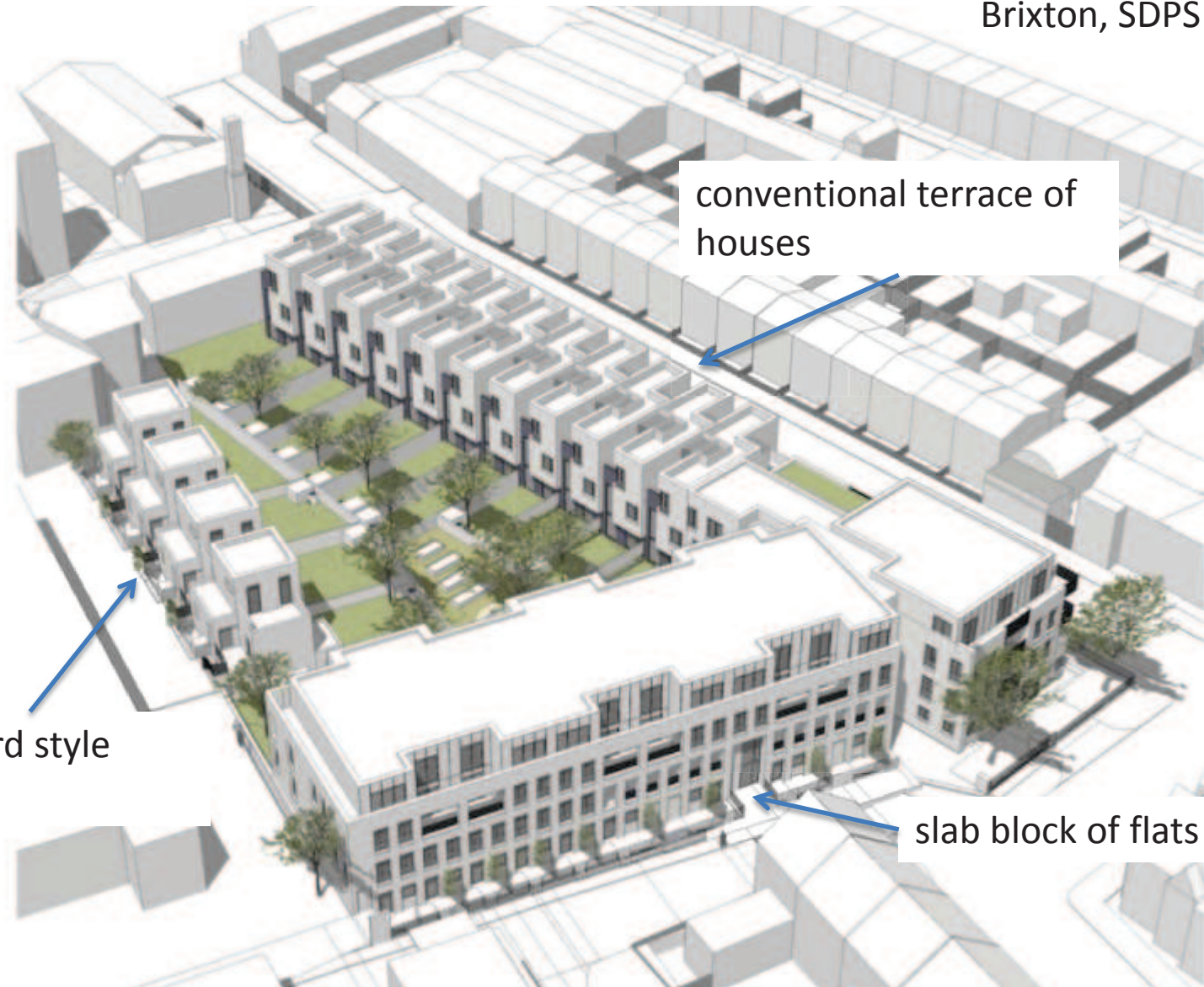


Internal configurations revisited

Interlocking units

Mixing Typologies within a scheme

Old School Site
Brixton, SDPS



courtyard style
houses

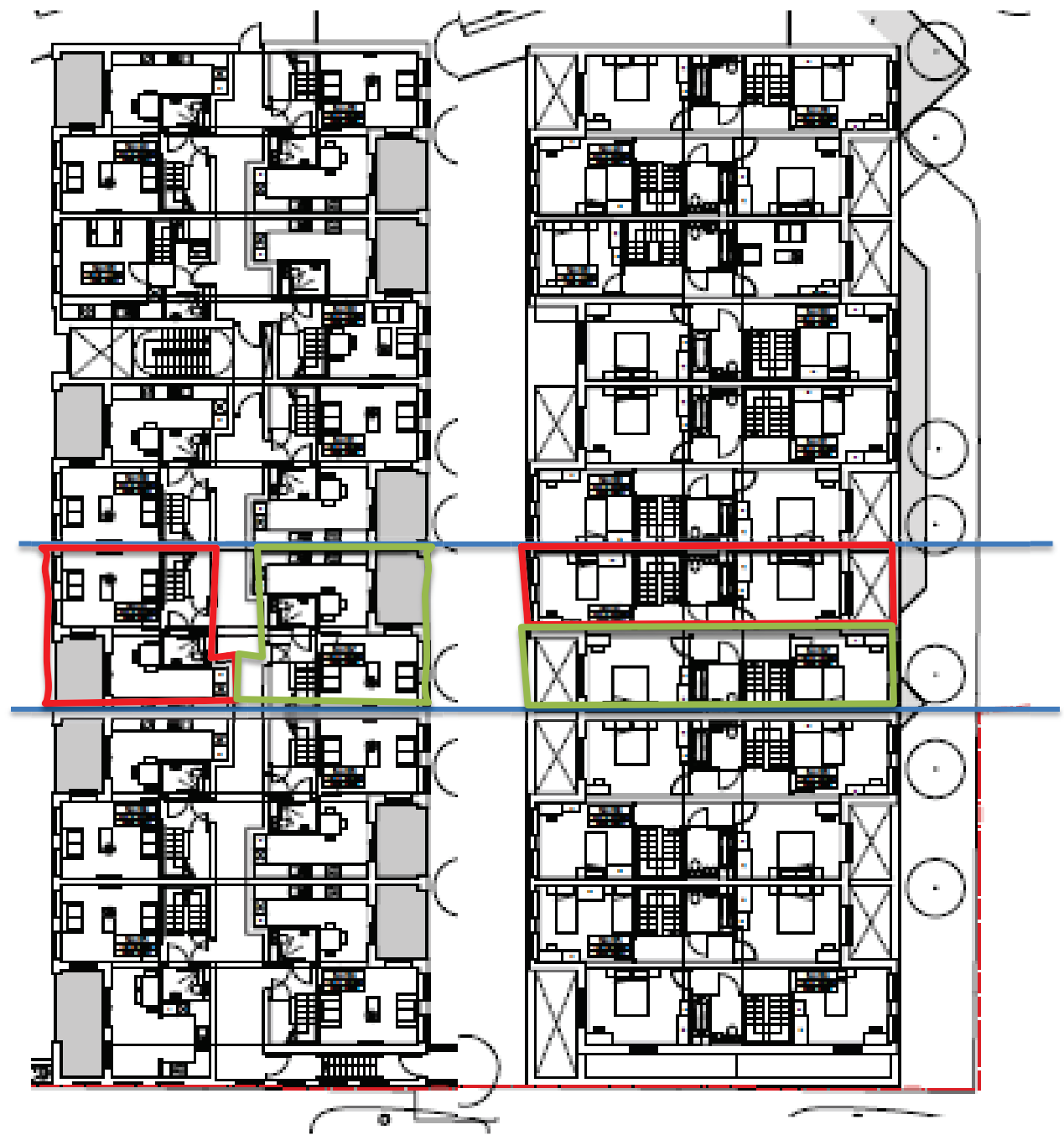
conventional terrace of
houses

slab block of flats

Interlocking flats

- Provides dual aspects
- Reduces common areas
- Can give more units front doors if similar approach taken.

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Where does all this leave us?

What should the London Plan/Mayor do to?

Page 95

Maybe highlight the innovation taking place and help communities/councillors and planners understand it?

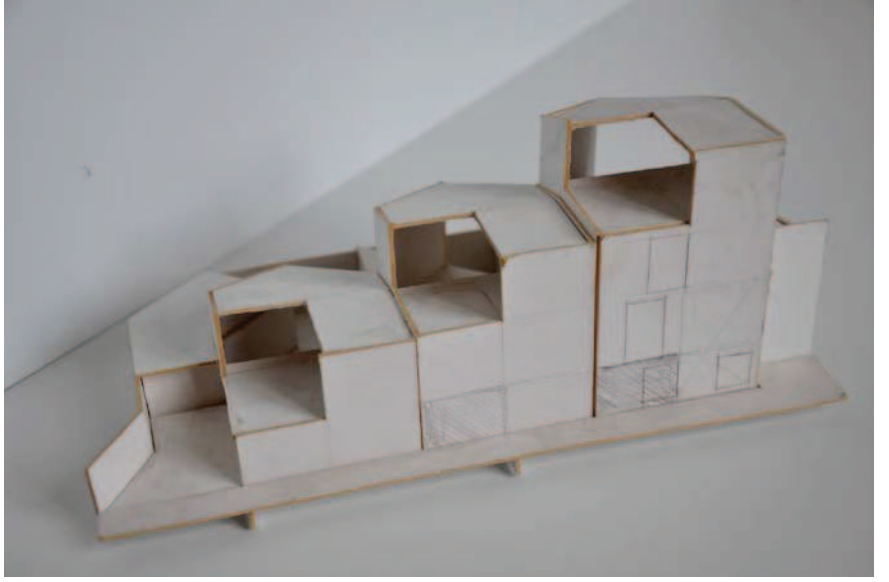
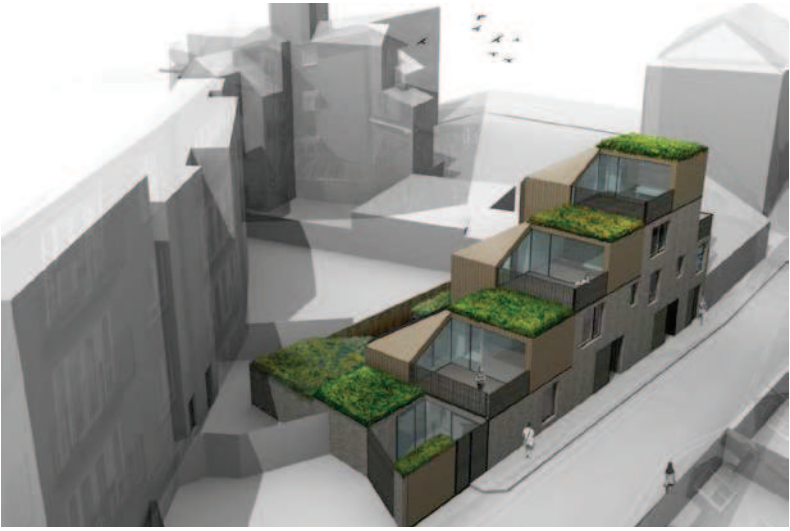
Maybe research the role different housing types could play in delivering new homes?
And what would help them along?

Maybe develop policies specifically for in fill housing?

Maybe support architects, financiers and developers to find solutions to difficult sites and schemes?

Because maybe this is not a bad thing to do?
Mikhail Riches' home (the architect)





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ACCOMMODATING LONDON'S GROWTH

from housing location to housing typology



GLA Planning Committee
London, 18 March 2015

Philipp Rode, LSE Cities / Urban Age Programme
London School of Economics and Political Science

LONDON

Detached Housing



High Rise Apartment



Slab Housing



Terraced Housing



Compact Urban Block



PARIS

Detached Housing



High Rise Apartment



Slab Housing



Regular Urban Block

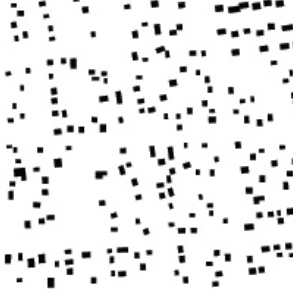


Compact Urban Block



BERLIN

Detached Housing



Apartment Building



Slab Housing



Row Housing



Compact Urban Block



ISTANBUL

Detached Housing



High Rise Apartment



Gecekondu



Modern Apartment

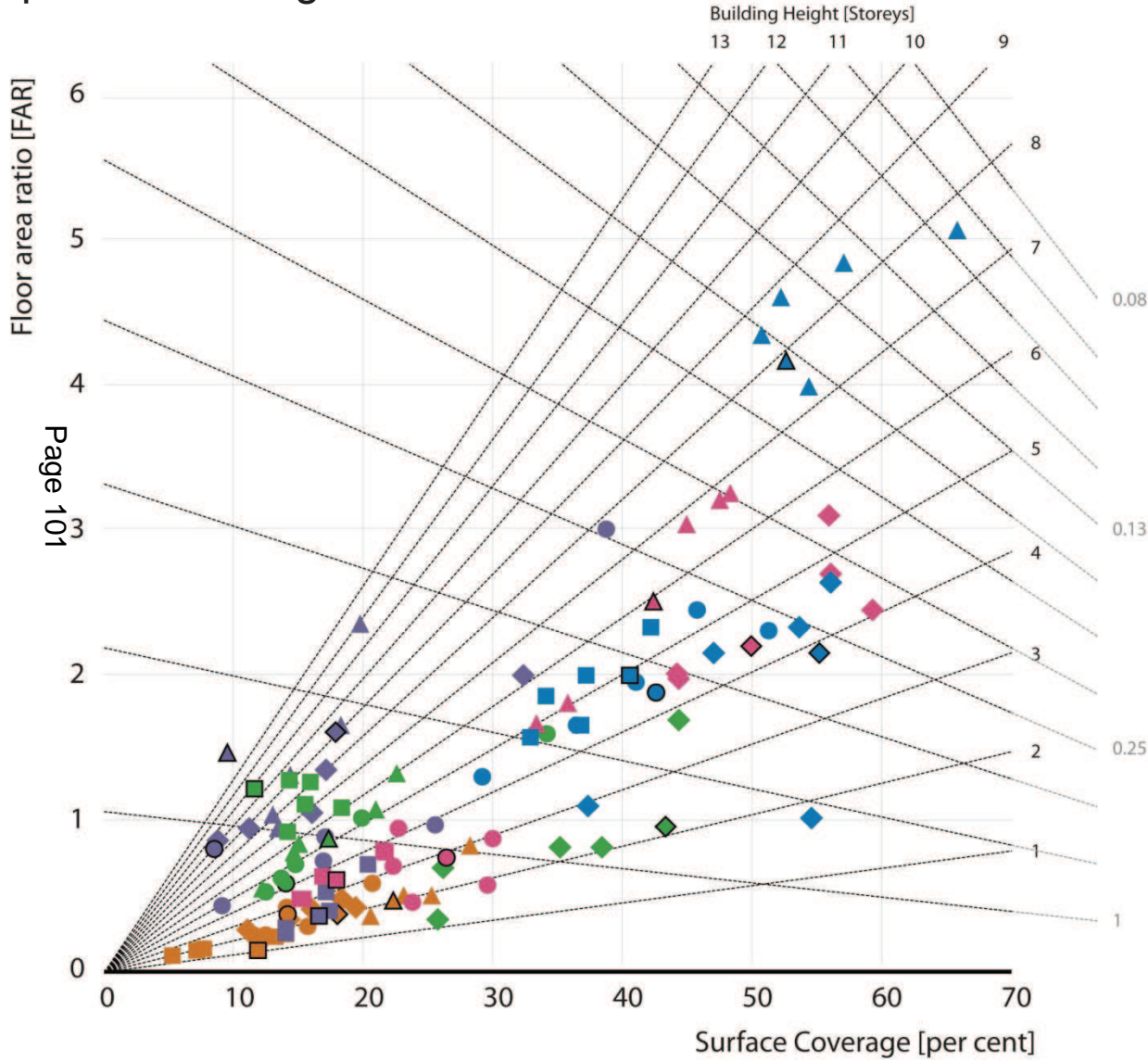


Compact Urban Block



URBAN MORPHOLOGY RELATIONS

Spacemate Diagram



LONDON

- Idealized Sample
- Detached Housing

Slab Housing



PARIS

- △ Idealized Sample
- ▲ Detached Housing

Slab Housing



BERLIN

- Idealized Sample
- Detached Housing

Slab Housing



ISTANBUL

- ◇ Idealized Sample
- ◆ Detached Housing

Gecekondu



Open Space Ratio

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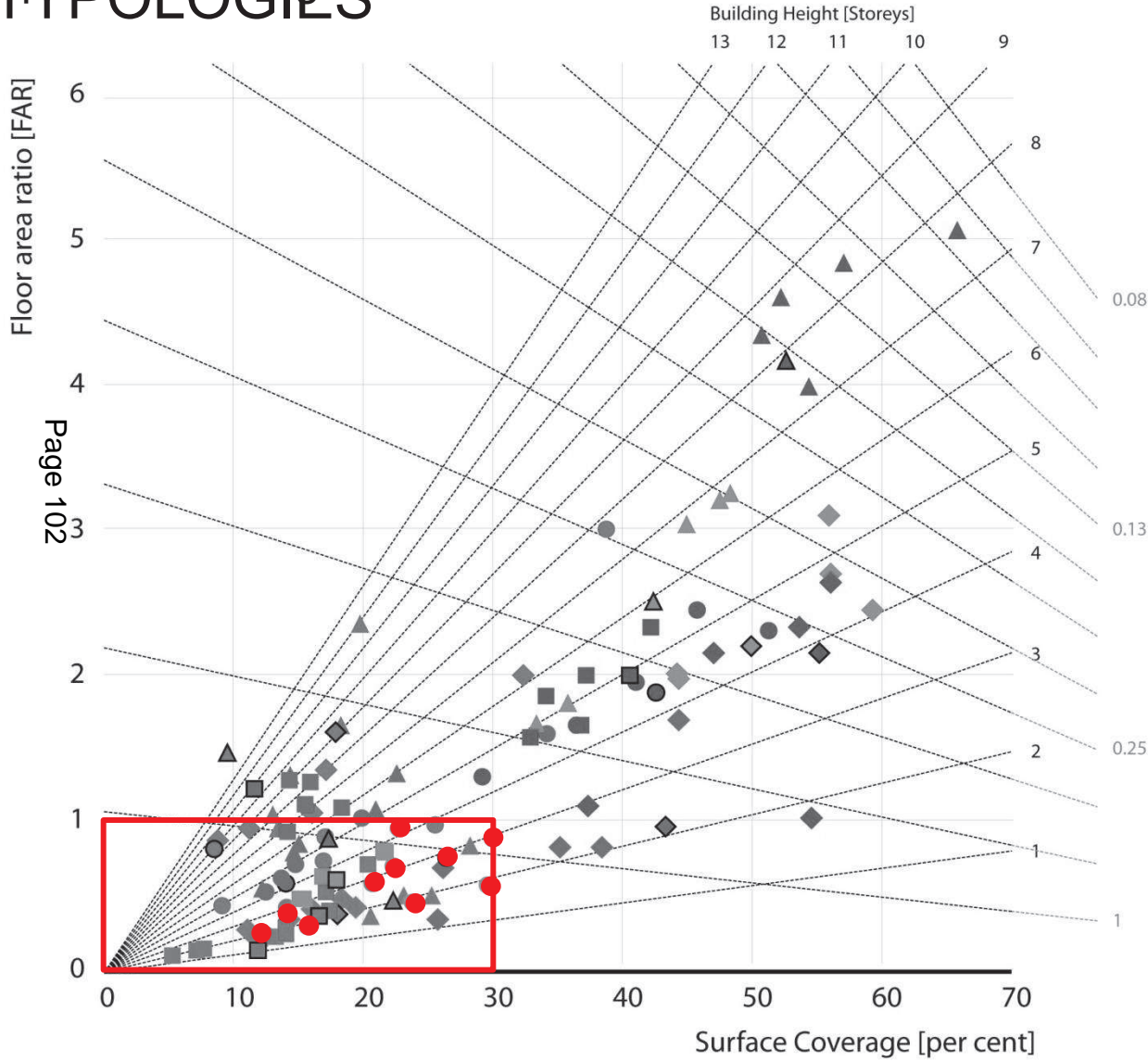
0.13

0.25

LONDON HOUSE-BASED HOUSING

Space-matrix Diagram

TYPOLOGIES



LONDON

- Idealized Sample
- Detached Housing
- Compact Urban Block
- Terraced Housing
- High Rise Apartment
- Slab Housing
- Idealized Sample

PARIS

- △ Idealized Sample
- ▲ Detached Housing
- ▲ Compact Urban Block
- ▲ Regular Urban Block
- ▲ High Rise Apartment
- ▲ Slab Housing
- △ Idealized Sample

BERLIN

- Idealized Sample
- Detached Housing
- Compact Urban Block
- Row Housing
- Apartment Building
- Slab Housing
- Idealized Sample

ISTANBUL

- ◇ Idealized Sample
- ◆ Detached Housing
- ◆ Compact Urban Block
- ◆ Modern Apartment
- ◆ High Rise Apartment
- ◆ Gecekondu
- ◇ Idealized Sample

LONDON, KILBURN – GROUND FLOOR USE



London

Ground floor use (BSP)

- Domestic
- Services
- Shops
- Food and leisure
- Institutions
- Other
- Vacant



BERLIN, PRENZLAUER BERG – GROUND FLOOR USE









„Freiheit“

1947
Gott



60

60

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FALSE TRADE-OFF BETWEEN HOUSES AND FLATS

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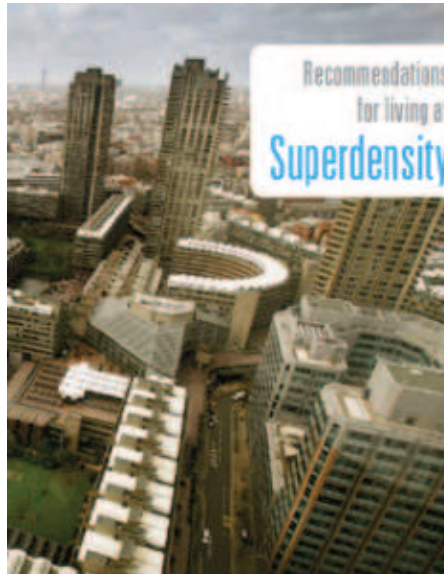
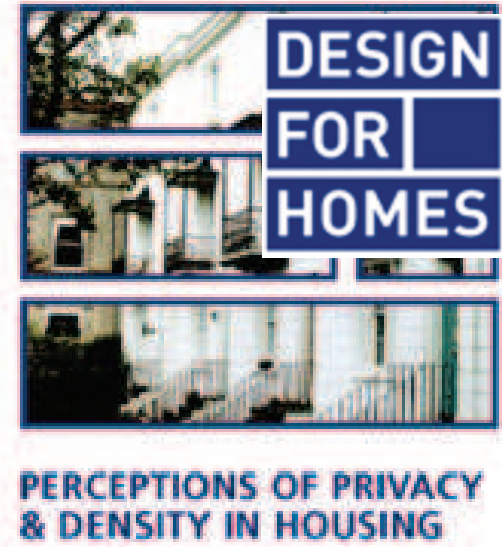
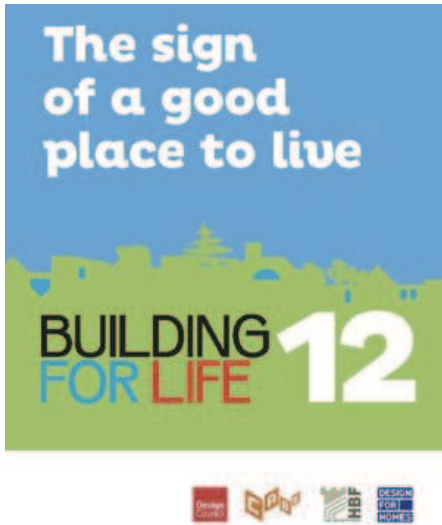
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Designing dense, mixed tenure communities – quality, affordability & sustainability



Comparing Kings Cross and Bromley-By-Bow

David Birkbeck
Design For Homes



William Street Quarter, Barking



Linton Road IG11 8GH
Site size 1.74 ha
Storeys 2, 6, 10

160 flats, 41 houses
Net density 116 u/ha



76 x1 bed
6 x2 bed 4P
78 x3 bed 5P flats
18 x3 bed 5P houses
23 x4 bed 7P houses

Dwelling sizes:
Principle 97 m²
Largest 129.7 m²
Smallest 51 m²

Tenure Mix:
100% SR

Parking: 62
(+16 in Phase 1
i.e. Anne Mews)

Saxon Court & Roseberry Mansions, Kings Cross



York Way N1C 4AJ
Site size 0.47 ha
Storeys 2, 8, 16

144 flats

Net density 306 homes/ha



79 x1 bed
27 x2 bed 3P
17 x2 bed 4P
21 x3 bed

Dwelling sizes:
Principle 66 m²
Largest 108 m²
Smallest 48 m²

Tenure Mix:
43.5 AR
28% SO
28% EC
0.5% Market

Parking: 5 (2 A)
nearby NCP

Saxon Court & Roseberry Mansions, Kings Cross



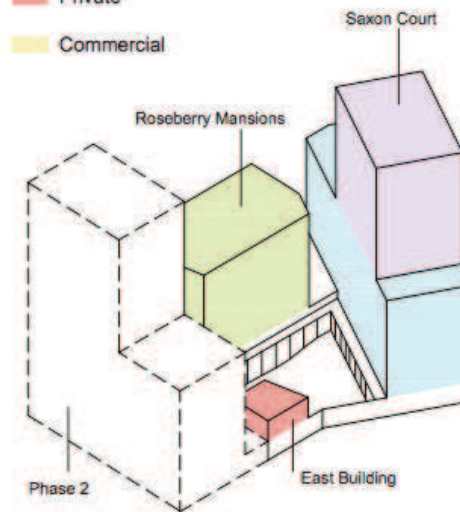
GROUND FLOOR

1. Commercial units
2. Residential lobbies



3. Bike store
4. Buggy store
5. Refuse store
6. Storage
7. Plant

- Saxon Court
 - Shared Ownership
 - Social Rented
- Roseberry Mansions
 - Extra Care
- East Building/Future South Block
 - Private
- Commercial



Tenure diagram

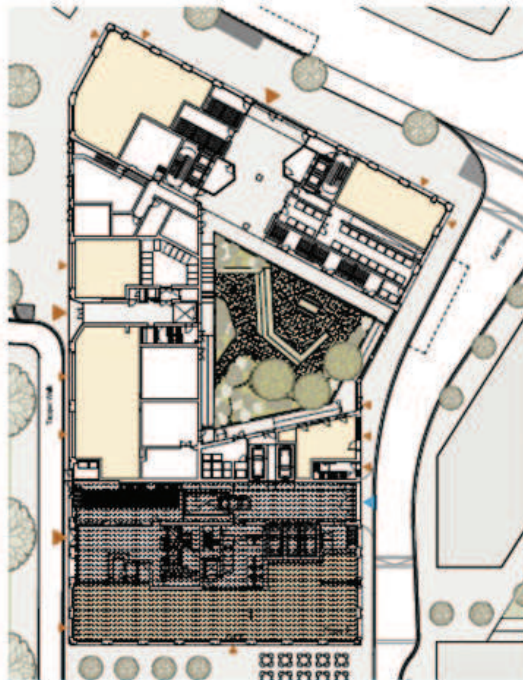
Saxon Court & Roseberry Mansions, Kings Cross



Page 126



Saxon Court & Roseberry Mansions, Kings Cross



Ground floor plan

Ground: Communal lobbies & garden courtyard with secure playspace for SR

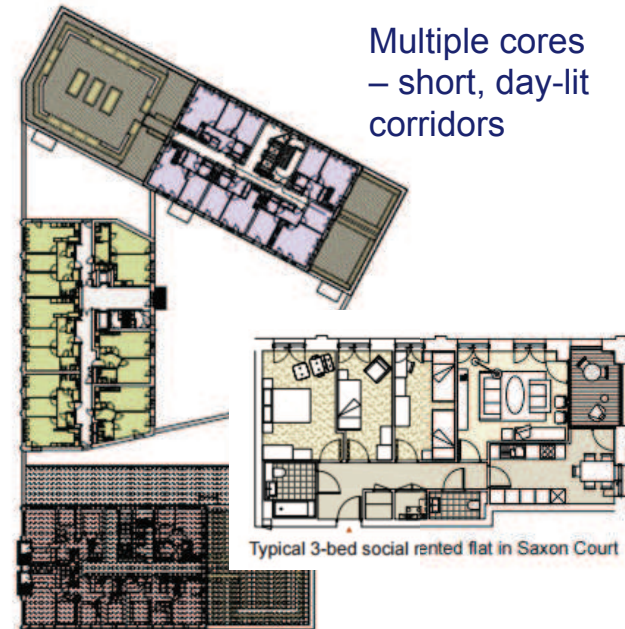
Nearby: 2 local parks, canal, NCP



1. Reception
2. Hairdresser
3. Lounge/dining
4. Guest bedroom

First floor plan

Green EC block first floor: double-height communal reception, hairdresser, 3X lounge/diners, guest room



Multiple cores – short, day-lit corridors

Typical 3-bed social rented flat in Saxon Court

Typical upper floor plan

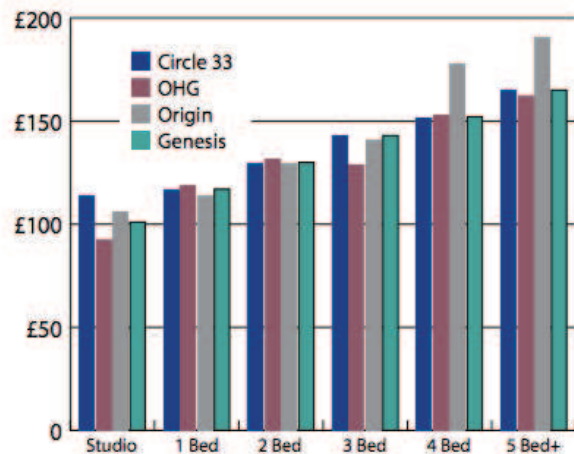
Towers: SO communal terraces private balconettes
2-3beds have corner balconies onto living & kitchen

Saxon Court & Roseberry Mansions, Kings Cross

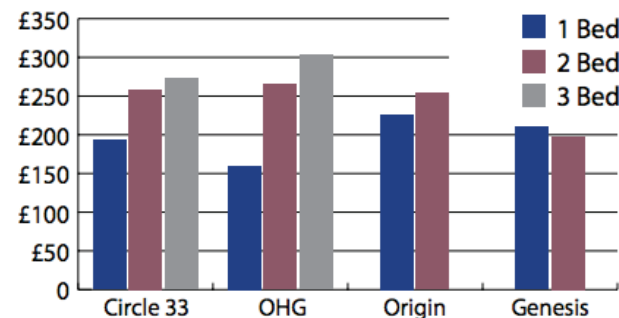


Rents, management and maintenance charges vary by block and tenure. Managed by One Housing Group (OHG) with multiple sub-contractors

Graph 7 Average assured tenancy rent by unit size 2013-14



Graph 8 Average affordable rent by unit size 2013-14



Source:
Camden Council's
Annual review of
HAs and Coops
2013-2014, pp18-19

camden.gov.uk/ccm/content/housing/housing-policy-and-strategies/housing-association-annual-review/

St Andrews, Bromley By Bow



Devons Rd, E3
3.6 ha
67,623 sqm
($>80,000$ sqft/acre)
3, 7, 12, 24 storeys

Av net density c 300
but blocks vary. Two
are more than 400
homes/ha
989 homes
51% affordable
34.5% SR 16.5% SO

St Andrews, Bromley By Bow



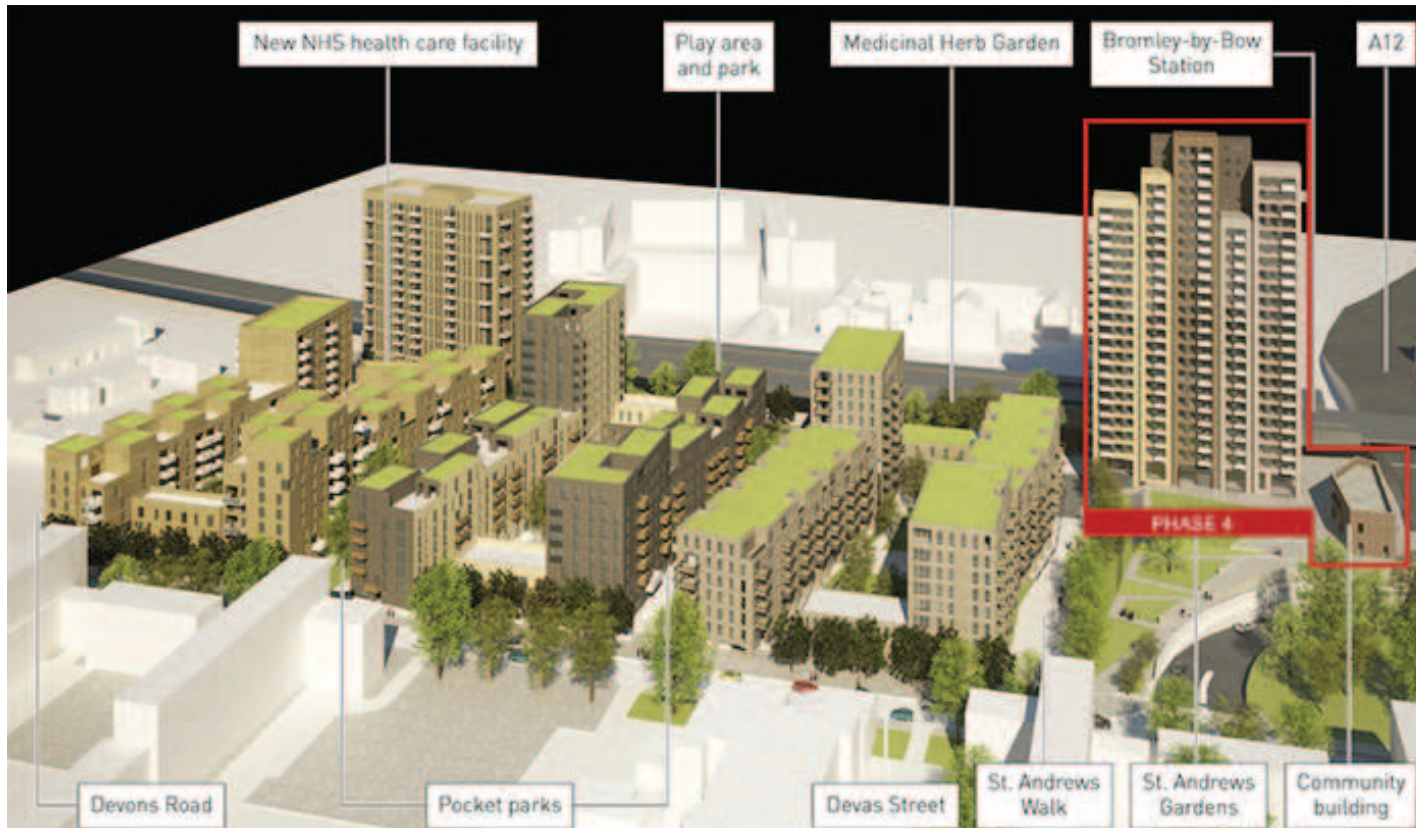
Smallest unit is
35sqm market sale
studio in point block

Largest unit is
139 sqm top floor flat

Av is 68.4 sqm

>33% is 'family
homes for 5p to 8p
occupancy

St Andrews, Bromley By Bow



St Andrews, Bromley By Bow



Phase 1	Phase 2	Phase 3	Phase 4
194 flats/maisonettes Site size .79 ha Net density 245	230 flats/maisonettes Site size .75 ha Net density 307	227 flats/townhouses Site size .81 ha Net density 281	183 flats Site size .57 ha Net density 310
85 x 1 bed 65 x 2 bed 38 x 3 bed 3 x 4 bed 3 x 5 bed	66 x 1 Bed 96 x 2 Bed 53 x 3 Bed 10 x 4 Bed 5 x 5 Bed	82 x 1 Bed 66 x 2 Bed 58 x 3 Bed 14 x 4 Bed 6 x 5 Bed	47 x studio 39 x 1 bed 44 x 2 bed 53 x 3 bed
Dwelling sizes: Principle 70 m ² Largest 133 m ² Smallest 45 m ²	Dwelling sizes: Principle 76 m ² Largest 139 m ² Smallest 42 m ²	Dwelling sizes: Principle 60 m ² Largest 116 m ² Smallest 43 m ²	Dwelling sizes: Principle 77.5 Largest 102 m ² Smallest 35 m ²
Tenure Mix: 51/49 split 70% SR 30% SO	Tenure Mix: 70/30 split 60% SR 40% SO	Tenure Mix: 32.6% other 47% SR 20% SO	Tenure Mix: 100% private 3 cores, 2 lifts
Parking: 3	Parking: 4	Parking: 4	Parking: 120

St Andrews, Bromley By Bow



© WWW.HDAWARDS.ORG



© WWW.HDAWARDS.ORG



WWW.HDAWARDS.ORG

3 large perimeter blocks have 6 cores

Cores partly mixed so that shared ownership shares with market sale

Shared ownership also shares with intermediate rent

Social rent does not share but many units have direct access to street.

St Andrews, Bromley By Bow



- . Unadopted publicly accessible streets
- . Fob-controlled secure courtyards
- .
Parking (136 spaces in underground for sale and 20 on street disabled) <16%
- . Management charges range from block but everyone in each block pays the same

St Andrews, Bromley By Bow

DESIGN
FOR
HOMES



St Andrews, Bromley By Bow



St Andrews, Bromley By Bow



St Andrews, Bromley By Bow

DESIGN
FOR
HOMES



St Andrews, Bromley By Bow



Service charges are levied by sqm:

Block 1 is £21.06/sqm

Block 2 is £20.89/sqm

Block 3 is £20.66/sqm

Block 4 is £28/sqm (underground car park block) and

Block 5 is £29/sqm (gym etc)

People mostly pay for what they access. Biggest mistake was solicitors issuing leases that made maisonette dwellers pay towards upkeep of lifts

Other issue is variation in flat size causes problems. There are one bed flats as big as two bed flats so are charge at same rate, because you pay per sqm. Tenants used to being charged on bedroom count.

St Andrews, Bromley By Bow



Pinnacle FD says that St Andrews is 'one of the most successful schemes we've ever seen' for management and for quality.

Robust materials + Design + Tenure integration

Only 'design drawback' is lack of daylight into courtyards kills grass – orientation of units might correct this but then less daylight into homes

Restricting car parking a problem now that you cannot clamp and ticketing ineffective as contractors only chase those likely to pay. Pinnacle says it is effectively a traffic warden at St Andrews

Subject: Summary List of Actions**Report to: Planning Committee****Report of: Executive Director of Secretariat****Date: 16 June 2015****This report will be considered in public****1. Summary**

1.1 This report sets out for noting an action arising from a previous meeting of the Committee.

2. Recommendation2.1 **That the Committee notes the outstanding action arising from a previous meeting of the Committee, as set out below.****Meeting of 18 November 2014**

Minute item	Subject and action required	Status	Action by	Deadline, if applicable
6.	<p>The Mayor's Strategic Planning Decisions</p> <p>GLA planning officers agreed to supply the Committee with some statistics around the number of London planning applications which are, and which are not, determined within the boroughs' 16 week target.</p>	Awaiting response.	GLA planning officers	n/a

List of appendices to this report:

None.

Local Government (Access to Information) Act 1985

List of Background Papers:

All agenda papers and minutes for meetings of the Planning Committee.

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Subject: Minor Alterations to the London Plan and Housing Supplementary Planning Guidance (SPG) Consultations

Report to: Planning Committee

Report of: Executive Director of Secretariat

Date: 16 June 2015

This report will be considered in public

1. Summary

- 1.1 This report sets out the background to the consultations on the Mayor's proposals to further amend the London Plan and his Housing Supplementary Planning Guidance.

2. Recommendations

- 2.1 **That Members note this report as background to the discussion with invited experts on various aspects of the Mayor's proposals to revise the London Plan and Housing SPG, and to use information resulting from the meeting in the Committee's response to the Mayor's consultations.**
- 2.2 **That Members delegate authority to the Chair, in consultation with the Deputy Chair, to agree the Committee's final responses to the consultations on:**
- **The Minor Alterations to the London Plan, by 22 June 2015, and**
 - **The Draft Interim Housing Supplementary Planning Guidance, by 7 August 2015.**

3. Background

- 3.1 The Greater London Authority Act 1999 requires the Mayor to produce a London Plan (the Spatial Development Strategy for Greater London). The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.
- 3.2 Section 339(1) of the Greater London Authority Act 1999 requires the Mayor to keep the London Plan under review. On 10 March 2015, the Mayor published (i.e. adopted) the Further Alterations to

the London Plan (FALP). From this date, the FALP are operative as formal alterations to the London Plan and form part of the development plan for Greater London.

- 3.3 On 11 May 2015 the Mayor published for six weeks public consultation two sets of Minor Alterations to the London Plan – on Housing Standards and on Parking Standards. These minor alterations have been prepared to bring the London Plan in line with new national housing standards and car parking policy.
- 3.4 On 19 May 2015 the Chair of the London Assembly wrote to the Chair of the Planning Committee asking the Committee to formally respond to the consultation on the Assembly's behalf.
- 3.5 On 15 May 2015 the Mayor also published the Draft Interim Housing Supplementary Planning Guidance (SPG) for public consultation for a period of 12 weeks. The draft Housing SPG provides revised guidance on how to implement the housing policies in the London Plan. The proposed revisions take account of the Further Alterations to the London Plan and how London's housing standards will be affected by the introduction of the Government's new national technical standards.

4. Issues for Consideration

Minor Alterations to the London Plan – housing standards and parking standards

- 4.1 The minor alterations have been prepared to bring the London Plan in line with new national housing standards and car parking policy. Both sets of minor alterations will be considered by an independent planning inspector at a joint public examination to be held in the autumn.

Housing standards

- 4.2 In March 2015 the Government published new national technical housing standards. These new standards include 'optional' Building Regulations for access and water, and a new national space standard. A number of standards have also been removed by the review, such as the Code for Sustainable Homes and the Lifetime Homes concept.
- 4.3 The Government's aim in introducing the new national technical standards is to rationalise the many differing existing local standards into a simpler, streamlined system; to reduce burdens; and to bring forward much needed high quality, accessible and sustainable homes.
- 4.4 The Mayor wants to ensure that, as far as possible, the standards reflect the specific housing design and quality requirements needed to address the distinct circumstances of London and particularly those that arise from the unique density and flattened nature of London's housing development.
- 4.5 The Mayor is keen for the London Plan to reflect the higher national 'optional' standards allowed for by Government, and to do so they must be incorporated into the London Plan, backed by a demonstration that they address a clearly evidenced need and their impact on viability has been considered, in accordance with the NPPF. Without these steps the lower Building Regulation standards will apply.
- 4.6 The Housing Standards Minor Alterations comprise amendments to four London Plan policies and their supporting text:
 - Policy 3.5 Quality and design of housing developments (including Table 3.3 Minimum space standards for new development).
 - Policy 3.8 Housing choice.

- Policy 5.2 Minimising carbon dioxide emissions.
- Policy 5.15 Water use and supplies.

4.7 There are amendments to just the supporting text of a further two Plan policies:

- Policy 5.3 Sustainable design and construction.
- Policy 7.1 Lifetime neighbourhoods.

4.8 In addition, the Glossary (Annex Six to the London Plan) has been updated to reflect the definitions used by the new national technical standards. Some of the alterations are simply to remove references to standard regimes that the Government has discontinued as part of its new national housing standards (such as Lifetime Homes and the Code for Sustainable Homes).

Parking standards

4.9 In January 2015 the Government indicated to the Mayor that it expected an early set of revisions to the London Plan to reflect its view on car parking that more spaces should be provided alongside new homes especially in areas of low public transport accessibility.

4.10 In the current London Plan the Mayor recognises the flexible approach advocated by the National Planning Policy Framework on parking standards, and the abolition of maximum parking standards in national policy. Whilst the Mayor considers that there are sound reasons for retaining residential parking standards in core and inner London, he recognises the opportunity to adopt a more flexible approach in parts of outer London, especially where public transport accessibility levels are lower.

4.11 In support of a review of the London Plan's residential parking standards in outer London, evidence gathering was undertaken by Transport for London (TfL) and five meetings of the Mayor's Outer London Commission (OLC) took place in late 2014 and early 2015 to discuss the extent and nature of possible plan alterations. The OLC has produced a report to the Mayor setting out a recommended approach to parking which is reflected in the proposed Parking Standards Minor Alterations.

4.12 The draft Parking Standards Minor Alterations are limited in scope. They comprise:

- Three amendments to London Plan Policy 6.13 Parking
- Three additional explanatory paragraphs supporting the policy
- Amendments to the notes to the 'Parking for residential development' section of Table 6.2 Car parking standards, and
- A minor amendment to the Glossary consisting of a factual update to the definition of Public Transport Accessibility Levels

Draft Interim Housing Supplementary Planning Guidance (SPG) Consultation

4.13 The Housing SPG provides guidance on how to interpret and apply the housing policies of the London Plan and will play a key role in ensuring that boroughs attempt to meet the objectively assessed need for 49,000 new homes a year.

4.14 The existing (2012) Housing SPG is being revised to reflect the 2015 London Plan and to provide updates and clarity where necessary. This requires a significant rewrite of some of the chapters (in particular the Supply chapter which deals with housing numbers). In addition, this SPG is being updated to reflect the proposed Minor Alterations to the London Plan (MALP) - Housing Standards (as set out in paragraphs 4.2 – 4.7 above) to show how London's standards will be affected by the introduction of the Government's new national technical standard.

Main changes

Part 1 – Supply

- 4.15 The supply section of the SPG;
- Focuses on increasing supply to meet need (delivering 49,000 homes a year). The section provides guidance to boroughs on how they can identify more capacity, and how they can ensure conformity with the London Plan;
 - Encourages boroughs to recognise how character can change over time and new development can positively enhance the character of an area; and
 - Promotes the optimisation of capacity in town centres and Opportunity/Intensification Areas, and on other large sites and surplus industrial land with good public transport accessibility and suggests boroughs should consider applying unit mix polices flexibly in these locations.

Part 2 – Quality

- 4.16 This chapter has been updated to reflect the government’s new national technical standards and the draft MALP:
- The distinction between good practice and baseline standards has been removed.
 - Two key standards not affected by the national technical standards have been updated to improve implementation (number of units per core – standard 3.2.1 and dual aspect standard 5.2.1).

Part 3- Choice

- 4.17 The SPG provides a range of indicative need figures to inform the development of local and sub-regional Strategic Housing Market Assessments:
- Guidance is provided on meeting the housing needs of London’s older population.
 - The long term private rented sector is encouraged, with advice given on affordable housing, claw back mechanisms and flexibility on unit mix.
 - The SPG provides guidance on how the London Plan’s requirement for affordable student accommodation should be applied.

Part 4 – Affordable housing

- 4.18 This section -
- Provides guidance on intermediate housing products to ensure a range of provision and promotes consistent cross London eligibility requirements and, where local requirements are applied, ensures that these are only for three months;
 - Provides guidance on the Vacant Building Credit reflects the NPPG, but goes further in suggesting that a vacancy period should be set in policy;
 - Supports the use of ‘Existing Use Value plus’ in planning negotiations;
 - Provides guidance on the use of Contingent Obligations (review mechanisms);
 - Introduces the concept of fixed affordable housing percentages for housing zones and opportunity areas; and
 - Supports the NPPG in not requiring affordable housing contributions on sites delivering ten or less units (and are less than 1,000 square meters).
- 4.19 The consultation period will run for three months (until 7 August).

Invited guests

4.20 The following guests have confirmed their attendance at the meeting:

- John Lett, GLA, Strategic Planning Manager, London Plan Team;
- Jennifer Peters, GLA, Senior Strategic Planner, London Plan Team;
- Peter Wright, Transport for London;
- Michael Bach, London Forum of Civic and Amenity Societies;
- William McKee, Chair of the Outer London Commission; and
- James MacColl, Head of Campaigns, Campaign for Better Transport.

5. Legal Implications

5.1 The Committee has the power to do what is recommended in this report.

6. Financial Implications

6.1 There are no direct financial implications to the GLA arising from this report.

List of appendices to this report:

None

Local Government (Access to Information) Act 1985

List of Background Papers:

Minor Alterations to the London Plan – Housing Standards and Parking Standards

<http://www.london.gov.uk/priorities/planning/london-plan/minor-alterations-to-the-london-plan-2015>

Draft Interim Housing SPG

<http://www.london.gov.uk/sites/default/files/Draft%20Interim%20Housing%20Supplementary%20Planning%20Guidance.pdf>

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Subject: Responses to Planning Committee Report 'Localism in London: What's the Story?'

Report to: Planning Committee

Report of: Executive Director of Secretariat

Date: 16 June 2015

This report will be considered in public

1. Summary

1.1. This report updates Members on responses to the Committee's final report on the Localism Act 2011 in London: "Localism in London: What's the Story?"

1.2.

2. Recommendation

2.1. **That the Committee notes the two responses to the final report on the review of progress in London since the introduction of the Localism Act in 2011 as set out in Appendices 1 and 2 of the report.**

3. Background

3.1. The Committee's report 'Localism in London: What's the Story?' reviewed the implementation in London of a number of measures contained in the Localism Act in 2011. The report was formally agreed by this Committee on 22 January 2015. The full report can be found on the Committee's web page here: <http://www.london.gov.uk/mayor-assembly/london-assembly/publications/localism-in-london-whats-the-story>

3.2. Key findings of the report were:

- that the legislation was designed primarily for smaller, more homogenous areas than can be found in London;
- that London's complex network of mixed communities with diverse interests seems to make even defining neighbourhood areas a difficult and time consuming process; and
- that the use of new rights for individuals and communities to take over community assets in the Localism Act appears to be more widespread across London.

3.3. The report sought views in response to the following questions:

- Are the requirements for designating neighbourhoods, in terms of boundaries, membership and competing interests, simply unworkable in London?
- How can we overcome the barriers to getting a forum recognised?
- Do affluent communities with access to professional expertise to drive the formation of neighbourhood forums have an advantage over those with less capacity or history of community organisation?
- To what extent are financial considerations and the budget pressures on local authorities slowing down the progress of neighbourhood planning in London?
- Would greater promotion for neighbourhood planning in London's opportunity areas both further the aims of localism and regeneration and boost a sense of legitimacy and support in these areas?
- Why are there so few listed assets in some boroughs?
- Are boroughs interpreting the legislation consistently?
- Given London's city wide communities, is the legislation supportive of recognising assets on the basis of communities of interest rather than communities of locality?

4. Issues for Consideration

Feedback

- 4.1. At its meeting on 18 March 2015 Members received a summary of the written responses to the report received from five individuals and organisations. Two further responses were not included at the time due to an administrative error. Those responses were from Locality and Adam Cook and are attached at **Appendices 1** and **2**.

5. Legal Implications

- 5.1. The Committee has the power to do what is recommended in this report.

6. Financial Implications

- 6.1. There are no financial implications to the GLA arising from this report.

List of appendices to this report:

Appendix 1- Response to Localism Report from Locality

Appendix 2 – Response to Localism Report from Adam Cook

Local Government (Access to Information) Act 1985

List of Background Papers:

Planning Committee report, *Localism in London: What's the Story?* (November 2014)

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“Localism in London - The way forward - what next?”

Response to The Planning Committee

Written Evidence submitted by Locality

January 2015

About Locality

Locality is the leading nationwide network of settlements, development trusts, social action centres and community enterprises. We help people to set up locally owned and led organisations. We support existing organisations to work effectively through peer-to-peer exchange of knowledge and best practice on community asset ownership, community enterprise, collaboration, commissioning support, social action, community voice, community rights and regeneration.

Locality is the lead partner in the DCLG-funded *Supporting Communities in Neighbourhood Planning* programme. Locality have been involved in Neighbourhood Planning since 2001, and to date

- 1200 Neighbourhood Plans are being developed
- 5.2 million people live in areas covered by made or developing Neighbourhood Plans.
- £4.2 million in grants awarded (plus £500,000 of new bridging grants)

Locality and our partners are running the **Community Rights support service**. We provide information, guidance and free one-to-one expert advice. The evidence in this submission draws on our experience of the advice service which has handled nearly 14,000 enquires since launch and our own experience of developing community owned assets and services.

Neighbourhood planning in London - Why is interest so limited?

Are the requirements for designating neighbourhoods, in terms of boundaries, membership and competing interests, simply unworkable in London?

It is still relatively early days for neighbourhood planning in London, however, there are clear signs of growing interest and involvement in neighbourhood planning. Several recent neighbourhood planning events have attracted large numbers of attendees and Locality is receiving an increasing number of applications from groups in London. There are approximately twenty-nine designated Neighbourhood Forums in London. We also estimate there are approximately one hundred Neighbourhood Forums in development.

The first wave of Neighbourhood Forums in England are now at the stage when plans are being implemented. This is a key development in helping to build momentum as they will be able to clearly demonstrate the benefits of a neighbourhood plan and will enable us to share experiences and expertise across communities.

The requirements for designating neighbourhoods, in terms of boundaries, membership and competing interests do not make neighbourhood planning unworkable in London. Whilst the issues in London are exacerbated, (cross ward, competing plans, defining the neighbourhood, pre-existing planning applications, rapidly increasing land values) they are the same as for any other major city. However, it is important to recognise that a number of issues make producing a neighbourhood plan more complex in cities including high growth, transient population, capacity of the group, large populations, crossing boundaries. In London neighbourhood planning groups also have the added complications of another tier of planning legislation - the London Plan.

How can we overcome the barriers to getting a forum recognised?

Locality would recommend:

- Improving the guidance to Local Authorities on their legal duty to support communities making their neighbourhood plan to ensure effective support is provided.
- That neighbourhood planning is properly resourced on an on-going basis, ensuring that local communities have access to training, professional support and grants, where they need it. There should be targeted support for groups which face additional barriers to developing neighbourhood plans. We therefore welcome the Department for Communities and Local Governments new approach to supporting neighbourhood planning which includes more targeted support.
- It would be beneficial to invest in training and development to establish a supply of high quality Neighbourhood Planning Advisors who can combine understanding of the planning system with understanding of community development and empowerment.
- Local authorities should avoid excessive detail in local plans, allowing maximum scope for decisions to be taken through the neighbourhood planning process. This could be encouraged through Government guidance.
- Training on neighbourhood planning should be provided for local authority officers and elected members.
- Regeneration programmes and initiatives should be more closely linked to and integrated with neighbourhood planning.

- Compulsion is required for local planning authorities to make timely decisions at various stages of the neighbourhood planning process.

Why is interest so concentrated?

Do affluent communities with access to professional expertise to drive the formation of neighbourhood forums have an advantage over those with less capacity or history of community organisation?

Locality has identified some of the barriers to neighbourhood planning occurring in deprived communities including:

Transient population: Deprived areas characteristically have more transient populations. This introduces challenges in engaging residents that are unlikely to be living there in the longer term.

Lack of 'ownership': The population of deprived area typically likely to have a lower percentage of owner-occupied housing. Experience of neighbourhood planning suggests that the initial motivation for many people to get involved with neighbourhood planning is concern on how development might affect their property.

Cultural/Ethnic diversity: Residents from different cultural and ethnic backgrounds sometimes hold different views on planning and land ownership.

Capacity and expertise: Less deprived areas have higher-level skills including retired professionals able to commit both time and expertise. Deprived areas usually have less capacity, with people unwilling or unable to commit the time and effort the

Cost and funding: Neighbourhood planning process requires. The cost of writing a neighbourhood plan is also seen as a barrier in deprived areas. Small Parish and Town councils and neighbourhood forums can also find it difficult to raise funding.

Neighbourhood forums: Neighbourhood plans in deprived areas tend to be prepared by neighbourhood forums rather than Town or Parish councils. Neighbourhood forums do not have the advantage of an existing decision-making structure, as parish councils do. The process of setting up a neighbourhood forum is challenging, both in terms of identifying forum members and in identifying a neighbourhood area that people can identify with.

Local Authority support: Local Authority support is an important component in successful neighbourhood planning, but such support is inconsistent. This may be due to a lack of political support, or a lack of understanding of the process by both councillors and officers. Many local authorities lack the capacity and resources to provide meaningful support.

The plan v delivery: A neighbourhood plan is a planning policy document. There is often little appetite to put resources into policy-making where little development is taking place. Deprived communities may prioritise projects to directly deliver regeneration or community and environmental benefits.

Locality have also identified an initial difference in the speed at which Parishes and Town Councils, which are often in more affluent areas, have moved to adopt neighbourhood planning. In our experience Parishes and Town Councils, are able to move more quickly in part due to having an established infrastructure in place to inform them about the legislation and explain how it may affect them. In addition they are the recognised body to take the process forward, so they need to make a decision to proceed or not. Neighbourhood forums are not in this position and therefore, whilst individuals may be interested there is no established infrastructure for

them to speedily proceed (i.e. no office set up, no established 'authority to act') which will hinder progress. In some areas there has been the additional issue of competing community groups that we don't see with Parishes and Town Councils. However, once a neighbourhood planning group is formed, they are often composed of people with a very active interest in their local communities and a strong understanding of the issues.

Why is progress so slow?

To what extent are financial considerations and the budget pressures on local authorities slowing down the progress of neighbourhood planning in London?

Local Authorities have a legal duty to support groups however the duty is not specific enough and has led to inconsistent levels of support.

Capacity and budget pressure are an issue especially in authorities with small teams who are also involved in other major planning activities e.g. adopted a local plan, which means that neighbourhood plans are not prioritised.

In our experience delays to neighbourhood planning process are often not deliberate, but initially were often as a result of a new form of planning with Local Authority officers having no experience of the process. There are now examples of best practice and clear processes for designation are now being put in place which should make it easier for both the neighbourhood planning forums and Local Authorities.

Where Local Planning Authorities have adopted a very bureaucratic responses to the process, for example only designating neighbourhood areas twice a year, in our experience this has slowed down the progress of plans more than financial constraints.

Is enough support being given?

Would greater promotion for neighbourhood planning in London's opportunity areas both further the aims of localism and regeneration and boost a sense of legitimacy and support in these areas?

Yes, please also see our recommendations for overcoming barriers above.

Assets of Community Value in London

Are boroughs interpreting the legislation consistently in London?

Why are there so few listed assets in some boroughs?

As at January 2014, 201 nominations have been made in London boroughs - 147 (73%) have been successful, 54 (27%) have been unsuccessful. Given that there are at least 1,500 listed assets in England currently, this means that London accounts for fewer than 10% of the total listed nationally, which is a disproportionately low number. Given that there must be tens of thousands of 'community assets' in London (best estimates show that there are at least 7,000 pubs alone in capital) there is real scope for the Right to Bid to have a greater impact in London.

It is still relatively early days for the Right and London borough councils are not unusual amongst local authorities in reacting slowly to the need to allocate internal resources and establish procedures to handle inbound applications. However, after looking in detail at the websites of all 33 London boroughs, as at 7/1/14 there still appears to be a wide variety of approaches that may partially explain the low take up to date:

Appendix 1

- We could not find any mention of the Right on the websites of two London boroughs - Havering and Hillingdon. They have a population of nearly half a million people combined;
- We could not find a list of nominated assets in seven London boroughs - City, Croydon, Havering, Hillingdon, Newham, Sutton and Westminster. In some cases this is because no assets have been nominated, but in the cases of Newham, Sutton and Westminster the existence of a list is simply not referred to, so it is impossible to speculate further. This is an unhelpful lack of transparency and a clear disincentive for anyone who cares to find out more about the status of the Right locally;
- Even when London boroughs provide easy routes to relevant information, it is not presented in a user-friendly or accessible way. Many London boroughs have simply copied and pasted large tracts of the legislation verbatim, with minimal effort to translate into engaging language or even Plain English;

None of the London borough websites appear to promote the Right as a positive opportunity for local communities to grasp. The Right is afforded a low profile at best, and at worst is located in the margins of London boroughs' priorities.

There would also seem to be an untapped opportunity to link early stage neighbourhood planning activity to the Right, as site-specific concerns involving local assets could be naturally captured within the neighbourhood planning process.

In terms of awareness raising, Locality would welcome the opportunity to input into a pro-active and co-ordinated campaign, with the aim to increase the understanding of the Right locally and inspire to people to recognise their local community assets through the pre-emptive process of nomination.

Are boroughs interpreting the legislation consistently?

In terms of whether London boroughs are interpreting the legislation consistently, there is not enough information in the public domain to make a firm judgement. However, the majority of nominations (73%) have been successful. This is a reasonable indicator that London boroughs are taking a balanced and proportionate approach towards designation in the spirit of the Act. However, there are some noteworthy exceptions.

Barnet, Hackney, Tower Hamlets and Waltham Forest all ask for 'extra' information in support of nominations that is, arguably, not necessary, e.g. evidence of continuing social benefit and the ability of the nominator to purchase the asset. These are detailed questions that are not called for at the point of nomination, which is meant to be quick and straightforward. Future viability cannot be reasonably ascertained without a thorough investigation. And this is only necessary *if* the asset is subsequently disposed of by the owner in the future.

Further, Enfield also employs complicated weighted assessment criteria in order to 'score' nominations against the borough's corporate plan priorities. This is another (unnecessary) barrier to what should be an undemanding exercise that does not require any significant groundwork. Moreover, by including additional local standards, an element of seemingly random variation is introduced.

Can assets of London-wide importance be covered by the guidance?

- *Given London's city wide communities, is the legislation supportive of recognising assets on the basis of communities of interest rather than communities of locality?*

Appendix 1

- *Given London's city wide communities, is the legislation supportive of recognising assets on the basis of communities of interest rather than communities of locality?*

The legislation is written in plain language in terms of what constitutes an Asset Community Value, that is its current (or recent past) use furthers social well-being/social interests. There is considerable latitude for local authority interpretation. Therefore, in theory at least, there is no substantive reason why assets of London-wide importance could not be covered by the guidance. Indeed, it is likely that they would legitimately enjoy both London-wide *and* local support given the dense population. The South Bank Undercroft is undoubtedly of London-wide cultural significance, and it also enables local recreational activity to take place. Therefore, we do not see any significant impediment to the recognition of assets by communities of interest rather than communities of locality.

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Responses to the *Localism in London* questions in relation to neighbourhood planning in London

Why is interest so limited?

- Are the requirements for designating neighbourhoods, in terms of boundaries, membership and competing interests, simply unworkable in London?

Response comments

1. *Planning may not be a panacea, so it cannot please everyone all the time, but may add to engagement and inclusion of a range of interests and supported by neighbourhood planning. This may extend the statutory consultation regime currently practiced in the city and as such, may not be unworkable, as a prospect. In the view of an urban economist, the city [London] is 'not a blank slate', so issues may present a challenge, to introduce neighbourhood planning, in the established city's fabric.¹*

¹Reference: Talk by Director of Policy and Research at Centre for Cities, at RTPI London 'Resilient Cities seminar', 17/11/2014

2. *Widespread neighbourhood designation in London may be possible with guidance from a higher **level planning authority**, with an ability to issue **policy and guidance for neighbourhood planning in London**, which is **material consideration, in plan examinations** by The Planning Inspectorate.*
3. *Potentially there could be scope for **more London Plan policy guidance** and e.g. a '**London wide framework for neighbourhood planning**' and guidance by the GLA (SPG or other policy mechanism). Then boroughs and their neighbourhoods' could 'colour in' the structure in specific ways, to suit boundaries, membership and competing interests.*

4. *Whilst neighbourhood planning may work in one location - it may not work everywhere using the same methods. Perhaps this implies the need to carefully tailor the approach to each location in London, considering neighbourhood planning.*

Ref: The Heart of Our Cities: The Urban Crisis: Diagnosis and Cure, by Victor Gruen, 1964, Questions whether what was done on Greenwich village can be duplicated anywhere else.

Letter in Planning Magazine 16/1/2015, Burden of neighbourhood plans limits their appeal, page 12 Reserved view of prospects of neighbourhood planning in practice

Available at: <http://www.planningresource.co.uk/article/1329174/burden-neighbourhood-plans-limits-appeal>

5. *Local green infrastructure has an important role in neighbourhood planning, I.E. for proactive treatment of open space and other features. This may better accommodate competing interests in London.*

Ref: Local Green Infrastructure, Landscape Institute, available at:

http://www.landscapeinstitute.co.uk/PDF/Contribute/LocalGreenInfrastructurewebversion_002.pdf

6. *Effective Citizen engagement in administrative 'action space' is one of neighbourhood planning challenges. The notion of 'place based leadership', in Melbourne, Australia, has been published in the RTPI Journal, The Planner' January 2015, pages 30-33, which links 5 areas of influence (sources of legitimacy) and which by their intersection, form a 'potential innovation zones', i.e:*

- i. Political leadership*

- ii. *Managerial and Professional leadership- the ability to respond in dialogue, e.g. with land management stakeholders and decision makers, on specific issues and opportunities in 'neighbourhood planning')*
- iii. *Community leadership- including tenants potentially being displaced by wider regeneration of an area.*
- iv. *Business leadership- shifting the business of plan consultation to encouraging support by business [social entrepreneurs and enterprise] and developers, to facilitate 'engagement' in plan making.*
- v. *Trade Union leadership- promoting wellbeing in relation to pay and conditions*

Does this theory suggest that it may be possible to admit more citizen participation into London plan-making, at neighbourhood level and thus overcome obstacles and competing interests?

- How can we overcome the barriers to getting a forum recognised?

Response comments

1. *The governments reported wishes to see **deadlines for neighbourhood area designation**, may help **encourage boroughs, in dealing with their neighbourhood planning workload.**²*

²Reference: 'Planning Magazine', 'Longer plan determination time 'may not be enough', 18 January 2015, page 11.

2. *Once the outcomes are known, there should be a welcoming by boroughs, of planning decentralisation in London, through structured neighbourhood planning.*

Comments, by Adam Cook, RTPI London member

4

3. **Knowledge sharing** on the processes and priorities for Community Infrastructure Levy (CIL) and **highlighting CIL objectives, via neighbourhood planning** may be a challenge for boroughs. How could the GLA assist the boroughs on this point?
4. How could the London **plan raise awareness, of the resource benefits for neighbourhoods', under the new system.**

Why is interest so concentrated?

- Do affluent communities with access to professional expertise to drive the formation of neighbourhood forums have an advantage over those with less capacity or history of community organisation?

Response comments

1. *Planning magazine reported that only 10% of neighbourhood plan applications were being made in 20% most deprived English areas. Is there a link between deprivation (lack of professionals in the community) and the prevalence of neighbourhood planning, in affluent areas over non-affluent areas?*³

³Reference: 'Planning Magazine', 'Poorer areas see few local plan applications', 25 March 2013, pages 4-5

2. *How could the London Plan and GLA enable greater neighbourhood planning in non-affluent areas, with an apparent lack of professionals. Are these areas possibly the most dependent on public resources, in terms of planning for community infrastructures, health and wellbeing, that could benefit neighbourhood planning?.*
3. *Are indices of environmental wellbeing (a 'happiness index'), relevant to assessing prevalence of neighbourhood planning, as alternative and or together with IMDs?*

Why is progress so slow?

Comments, by Adam Cook, RTPI London member

5

- To what extent are financial considerations and the budget pressures on local authorities slowing down the progress of neighbourhood planning in London?

Response comments

1. *Boroughs may face a budgetary struggle in promotion and user training on the potentials for neighbourhood planning and e.g. devising preparing a **borough wide framework and policies for neighbourhood planning.***
2. *The government's allocation of resources specific to processing single neighbourhood plans, may cover some costs and so neighbourhood planning budget, may not be a major issue for boroughs, in relation to specific neighbourhood areas, submitting applications.*
3. *There may be complacency in a **reliance on 'planning obligations'**, perhaps with the incentive of affordable housing (AH), **rather than embrace of the Community Infrastructure Levy (CIL)**, with less AH incentive (CIL legislation prepared by the last government and brought into force, with only minor amendment by the coalition). This may present a **new regime for supporting community infrastructures and allocating resource benefits, via neighbourhood plans, eligibility to claim resources under the CIL regulations.** This prospect is detailed in boroughs' CIL charging schedules.*
4. *The issue of housing despite CIL currently not supporting AH, may remain acute in neighbourhood planning and as such guidance on economic viability assessment from the GLA, for boroughs for neighbourhood plan areas may be welcome.*

Is enough support being given?

Comments, by Adam Cook, RTPI London member

6

- Would greater promotion for neighbourhood planning in London's opportunity areas both further the aims of localism and regeneration and boost a sense of legitimacy and support in these areas?

Response comments

There is a lack of evidence to enable any coherent response on legitimacy and support, but to begin investigating this point:

1. *Would the London Assembly be in position to determine: How many London boroughs, made applications to the Department of Communities and Local Government (DCLG), for 'forerunner' status?*
2. *Out of any applications made to the DCLG for 'forerunner' status, what proportion of these were successful or not, in gaining 'forerunner' status?*
3. **How many neighbourhood groups in boroughs' have made application for government support**, e.g. under Building Communities Consortium, or government 'Supporting Communities in Neighbourhood Planning' or other grants and support programmes?
4. **Out of neighbourhood groups in boroughs applying for support in question 3, what proportion of these were successful or not, in gaining support?**

Views are sought on the following questions in relation to assets of community value in London

Are boroughs interpreting the legislation consistently in London?

- Why are there so few listed assets in some boroughs?
- Are boroughs interpreting the legislation consistently?

Response comments

1. *There may be need for legal clarification on e.g. exemption from ACV status in planning decisions. That the procedure may be ineffectual in significantly influencing development management, e.g. on a cumulative basis.*

Can assets of London-wide importance be covered by the guidance?

Response comments

1. *ACV is a designation and not a policy as such, unless paired with e.g. specific neighbourhood planning policy and guidance. Positive planning for assets of London wide importance may be required to be explored, to complement this approach for cumulative benefits to be realised..*
- Given London's city wide communities, is the legislation supportive of recognising assets on the basis of communities of interest rather than communities of locality?

Response comments

1. *Could the GLA SPG 'Character and Context', June 2014 provide a model for preparing evidence bases, to ensure that 'communities of locality', can be supported in the city neighbourhoods, using the ACV designation?*

Adam Cook BA hon, DipLA CMLI,

Comments, by Adam Cook, RTPI London member

8

Associate of the Royal Town Planning Institute, RTPI London member

- Planning Aid for London, September 2009- Oct. 2013
- London Planning and Development Forum- LI London co-opted committee representative, 2008-2012;
- Affiliate Member RIBA 2007- current
- Landscape Institute (LI) roles:
 - Panel Delegate at: ' London Plan Enquiry in Public (EiP)' on behalf of LI London, October 2010
 - Acting Hon. Treasurer LI London 2010- 2011;
 - Past- Chair, LI Council Representative and Acting Hon. Treasurer LI London 2009- 2010;
 - Past- Chair, LI Council Representative LI London and LI
 - Trustee, 2007-2009,
 - Chair Executive Committee LASE, 2005-2007;
 - Hon. Secretary, Landscape Architecture South East, (LASE), 2003-2005

26/1/2015

Subject: Planning Committee Work Programme 2015/16

Report to: Planning Committee

Report of: Executive Director of Secretariat

Date: 16 June 2015

This report will be considered in public

1. Summary

- 1.1 This report sets out the Committee’s previously agreed priorities for business, and a list of topics that may form the basis of developing a work programme for the coming Assembly Year.

2. Recommendations

- 2.1 **That the Committee notes this report which sets out the background and priorities for developing the Committee’s work programme for the coming year.**
- 2.2 **That the Committee agrees the details set out in paragraphs 4.1 – 4.14 as the main agenda items for each meeting of the coming year.**
- 2.3 **That the Committee notes the priorities set out in paragraph 3.4 when opportunities for revising the work programme arise in the coming year.**

3. Background

- 3.1 The Planning Committee was re-established by the Assembly at its Annual Meeting on 13 May 2015 with the Terms of Reference as set out on the agenda for this meeting (item 4).
- 3.2 The Committee is scheduled to meet six times in the coming year on the following dates:

16 June 2015	16 July 2015	17 September 2015
17 November 2015	26 January 2016	10 March 2016

- 3.3 A previous BMAC (the former Business Management and Administration Committee) decision established that, if during the year a committee modified its approved work programme and/or number of meetings in response to topical events, and an ad hoc extra meeting was called for, that would be permitted if the Members of the committee concerned agreed; if two or more Members of

that committee did not agree to a proposal for an extra meeting, the matter would be referred to the GLA Oversight Committee for determination.¹

Work plan priorities

- 3.4 In the last Assembly year the Committee used three central aspects of strategic planning policy for managing and prioritising its work programme. The three main areas of policy were:
- Undertaking the work for the revision of the London Plan, the Mayor's 2020 Vision and the Infrastructure Plan.
 - Policy documents/guidance supplementary to the London Plan - these documents (SPGs) are aligned to key issues, including open space, accessible London, affordable London, localism, and liveable world city.
 - Opportunity area frameworks –The Mayor's London Plan identifies 33 Opportunity Areas and ten Intensification Areas, 12 of these have published frameworks and the Committee resolved to review further frameworks as they are published for consultation.
- 3.5 Members are recommended to note these priorities for consideration when opportunities for revising the work programme arise in the coming year.

4. Issues for Consideration

Suggested Planning Committee workprogramme for 2015/16

Alterations to the London Plan – 16 June 2015

- 4.1 On 11 May 2015 the Mayor published for six weeks public consultation two sets of Minor Alterations to the London Plan – on Housing Standards and on Parking Standards. A report elsewhere on the agenda sets out details of these proposals and they form the main item of business at this meeting.
- 4.2 It is likely that, for the remainder of 2015/16, further policy proposals including Supplementary Planning Guidance (SPG) and Opportunity Area Planning Framework Guidance will be published and the Committee may wish to engage in the consultations in line with the priorities set out in paragraph 3.4 above.

Estate regeneration - July 2015

- 4.3 At its last meeting in March 2015 Members touched upon issues relating to the potential for housing estates to deliver increased housing targets through different approaches. A range of design solutions are being employed in London to deliver more homes, increased density and a mix of tenures. These solutions range from smaller scale infill additions to comprehensive redevelopment.
- 4.4 On 12 February the Housing Committee published a report on regenerating housing estates that gives recommendations to the Mayor and Government on best practice for both new-build and renovation schemes for estates. It is suggested that Members use the July meeting to investigate the planning policy implications of these proposals and may wish to hear from key stakeholders on how they will consider the recommendations in light of planned regeneration and new developments in London.

¹ <http://www.london.gov.uk/moderngov/documents/s36184/Committee%20Timetable%202014-15.pdf>

London's relationship with the rest of the south east - September 2015

- 4.5 London's predicted growth will add a further 2 million people to the city within the next 20 years. It is becoming increasingly apparent that options to spread this growth beyond London's boundaries may be necessary for sustainable growth and to relieve pressure on supporting infrastructure. This has been recognised by the Mayor and will form part of the next review of the London Plan.
- 4.6 In January 2015 the Assembly's Conservative Group published a report that suggested creating new garden suburbs outside London in partnership with county councils to accommodate this growth.² Members may wish to use the September meeting to review the various options for managing and co-ordinating London's growth outside the city's boundaries.

Outer London - November 2015

- 4.7 In 2007 the Committee published a major report on London's suburbs.³ The report identified a need for the Mayor and boroughs to do more to boost their town centres, help develop public transport and amenities, and manage the balance between housing growth and the suburban environment many Londoners value.
- 4.8 It is suggested that Members use the November meeting to review a number of issues such as: what has happened to the outer London economy and town centres?; has the Mayor's High Street Fund been effective?; what is suburban London's potential to accommodate new housing?; and will the next Mayor need to ensure the London Plan has a stronger emphasis for sustainable growth in Outer London?

GLA land and other public sector property assets - January 2016

- 4.9 The GLA owns a portfolio of 181 land and property assets across London, covering more than 650 hectares. Most of these assets are either currently being disposed of, or are marked as for future sale. However, in February TfL launched a process to bring forward up to 50 sites with around 10 million square foot of development potential.
- 4.10 The new London Land Commission has been tasked with identifying further public sector brownfield land that is no longer needed in London. It must ensure that all of the capital's brownfield sites are developed and help meet its target of over 400,000 new homes by 2025. The Government will provide £1million to help establish the Commission which will be jointly chaired by the Mayor and a Government Minister, with representatives of public bodies.
- 4.11 It is suggested that Members use the January 2016 meeting to review how the Mayor has used land under his control to further strategic policy objectives and the progress that is being made on the TfL property development programme? The work would build on and complement work planned by the Budget and Performance Committee by looking at wider implications of the disposal strategy for the London Plan. Members may also explore potential directions for the Mayor his work with the London Land Commission.

Viability of development and the impact on housing targets - March 2016

- 4.12 The National Planning Policy Framework places an emphasis on viability and deliverability in relation to housing. It is specific that "the sites and the scale of development identified in [local] plans should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened."

² Southern Powerhouse, January 2015 <http://glaconservatives.co.uk/wp-content/uploads/2015/01/southern-powerhouse.pdf>

³ Semi-detached: reconnecting London's suburbs <http://www.london.gov.uk/sites/default/files/semi-detached%20Edit.pdf>

- 4.13 It is suggested that Members use the March 2016 meeting to review how this approach is working in London. Members may wish to review: how is viability being calculated in London's unique economic conditions; what is the impact of viability calculation on the delivery of affordable housing and other social infrastructure?; are there examples of good practice in terms of local authority negotiating?; and how the Community Infrastructure Levy is affecting the viability of development

Other topics – long list

- 4.14 Informal discussions have also produced a long list of further subjects that may be developed in more detail for a longer term workprogramme. These include:
- Flood risk and new development (housing and social infrastructure);
 - The sustainability of tall buildings;
 - The London Infrastructure plan; and
 - Social infrastructure provision.

5. Legal Implications

- 5.1 The Committee has the power to do what is recommended in this report.

6. Financial Implications

- 6.1 There are no direct financial implications to the GLA arising from this report.

List of appendices to this report: None.

Local Government (Access to Information) Act 1985
List of Background Papers: None
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