

Ben Derbyshire

Chair, HTA Design LLP

Thank you very much indeed. I shall start my stopwatch. I am an architect and, as a species, we can be criticised for being utopian. I am also the President-Elect at the Royal Institute of British Architects (RIBA), therefore, maybe I am especially utopian. Therefore, first of all, please suspend your disbelief and, particularly if you come from an outer borough, treat me gently.

I am going to talk about the capacity of outer London to accommodate more homes. I am going to build on the work of Savills [real estate service provider], with whom we are working, who estimated 1.4 million on a largely mapping and empirical exercise, and I am going to talk about how specific design approaches and planning policies in different locations can achieve quite substantial outcomes in four areas, which I will elucidate.

First of all, the place potential around existing stations in outer boroughs. We call it place potential because these are places where the current density is the same as the density in the hinterland: 25 homes per hectare and less. Therefore, we are talking about taking small areas of outer London in small amounts, 40% of the stations which have a PTAL level of three or more extending one kilometre beyond, and we are talking about ten hectares around those stations. We estimate, based on schemes which you would have to urban design and you would have to zone for, at no more than seven storeys in mansion blocks around the centre, two-storey mews and four-storey surrounding streets in the ten hectares we could supply a further 100,000 homes from London in places like that.

Surrounding those an intensification area in which NIMBYs [not in my back yard] will be encouraged to become YIMBYs [yes in my back yard] because they will be able to exploit the private equity on which they have been sitting and which has, indeed, been growing as the shortage of housing supply serves their needs of their family economies. They will get 62% development yield if we liberate their opportunity for redeveloping the plots on which they live by liberalising the planning environment that would permit that. By those means we could increase the amount of housing in each of the outer boroughs by 14,000 and we could, on a conservative estimate - we have actually rounded down considerably - deliver 200,000 additional homes in addition to, by the way, the Strategic Housing Land Availability Assessment (SHLAA) that the London Plan employs. That applies to all of these figures.

Then beyond that, earlier work we have done suggests that if we double the density of only 10% of the plots in all of the rest of outer London we will supply 400,000 homes across London. Here is some more work that we have done. On the possibility of additional air rights, owing to permissible development relaxation and we all know that the white paper includes suggestions about being able to build up in terraces to the highest point of your neighbours. Therefore, we have done some work which demonstrates that in Camden, where we were commissioned to do this for a private developer, we could deliver a further 2,500 homes hoisted

into place incidentally by this developer, and across London we could deliver a further 180,000; that is 42% across the city as a whole of the 2015 Plan target.

Therefore, that is the work so far. It is work in progress. We will be delivering a more detailed proposition with the evidence base more fully expanded than I am able to do today. There are other ideas. I love the one on the right by the architect Peter Barber. The herbaceous border which will tidy up the raggedy green belt edge on the developed side and he claims will deliver two million new homes and create boulevards by creating streets to reline our outer high streets with mansion block style homes rather than two-storey developments.

I will bring this to a close now just within the five minutes. What all that adds to is above and beyond the strategic housing land assessment is a further 700,000 homes over a generation, we estimate. That is a further 23,000 per year. We are arguing under the headline of 'Superbia' the notion that additional neighbours in these neighbourhoods will increase wellbeing, will increase the economic activity in those places, the service delivery and with transportation, technological innovation, which we have illustrated here in an animation which was shown on the British Broadcasting Corporation (BBC) News at Ten [flagship evening news programme for the BBC] we can reduce the amount of space taken up by motorcars and green the outer suburbs to make them a much more 'superbian', perhaps utopian, place. Thank you very much.