

HOMES UK

Designing and Delivering Great Places to Live



University of Reading School of Architecture building London Road campus

Prof Lorraine Farrelly RIBA Professor in Architecture
Head of School of Architecture University of Reading



HOUSING ISSUES

New School of Architecture:
Setting curriculum for future architects
Quality housing and public realm-
Climate change



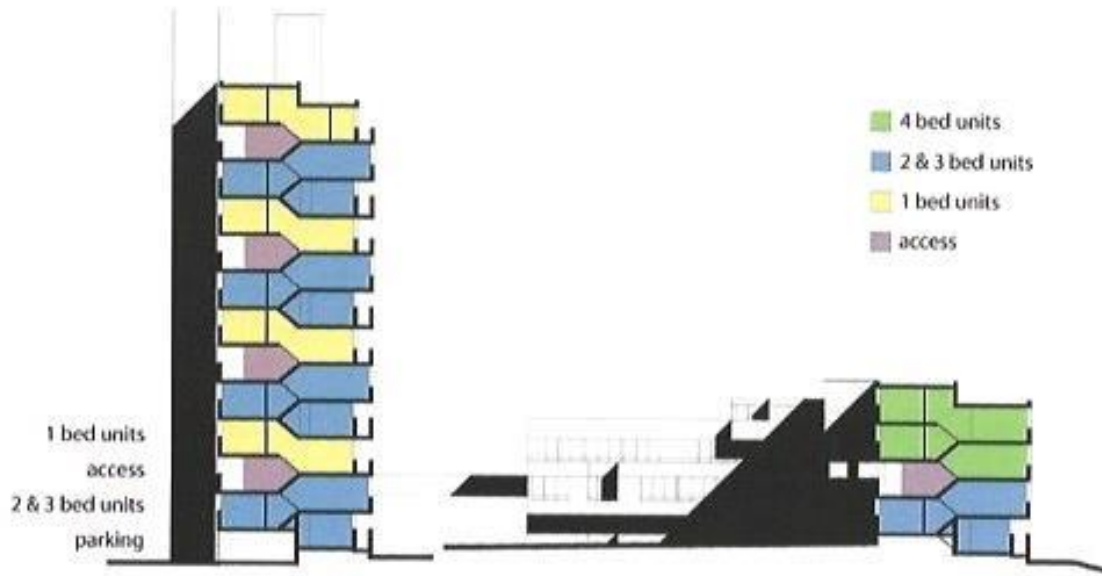
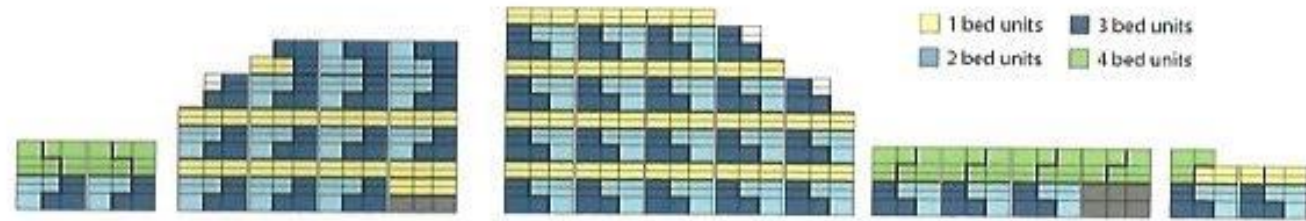
Chair for design review panels:
Design South East – Housing projects

Research :
Intergenerational housing –
Housing for third age
Value of architects and architecture









SOUTH LONDON WALK



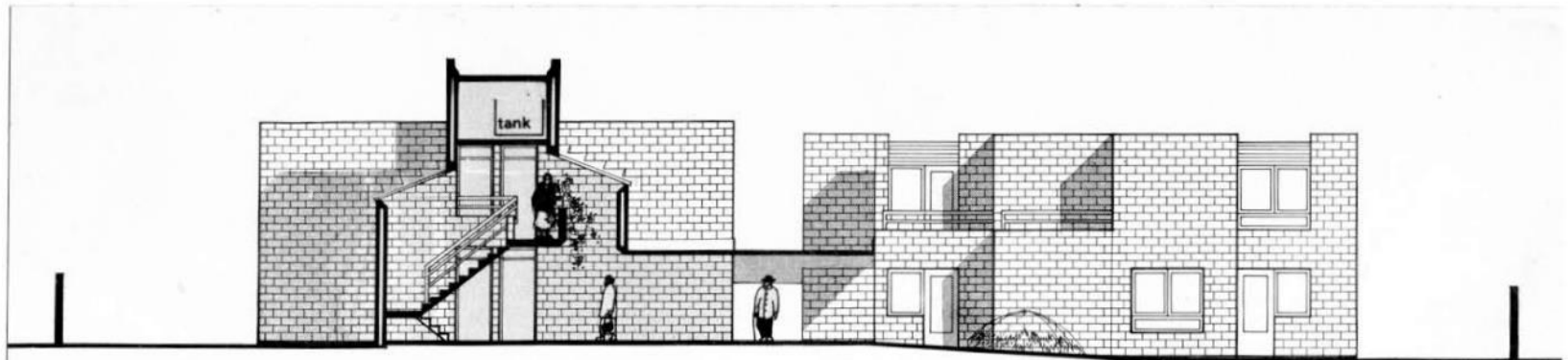
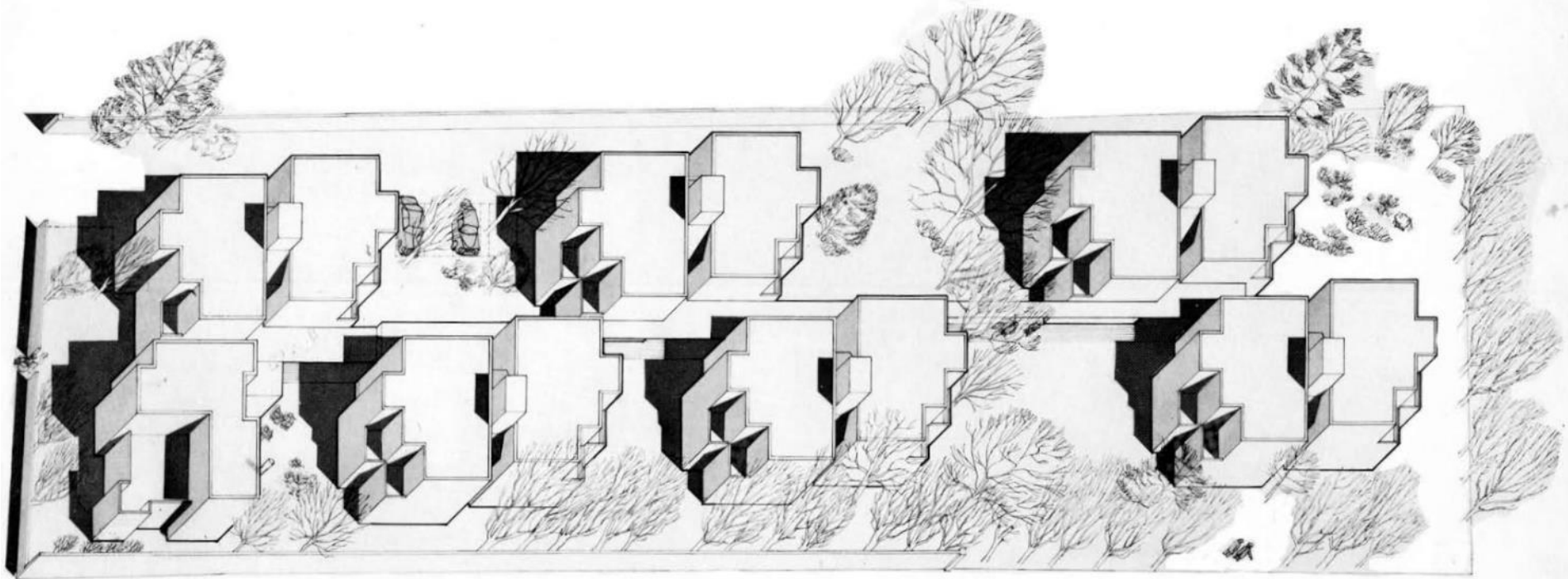












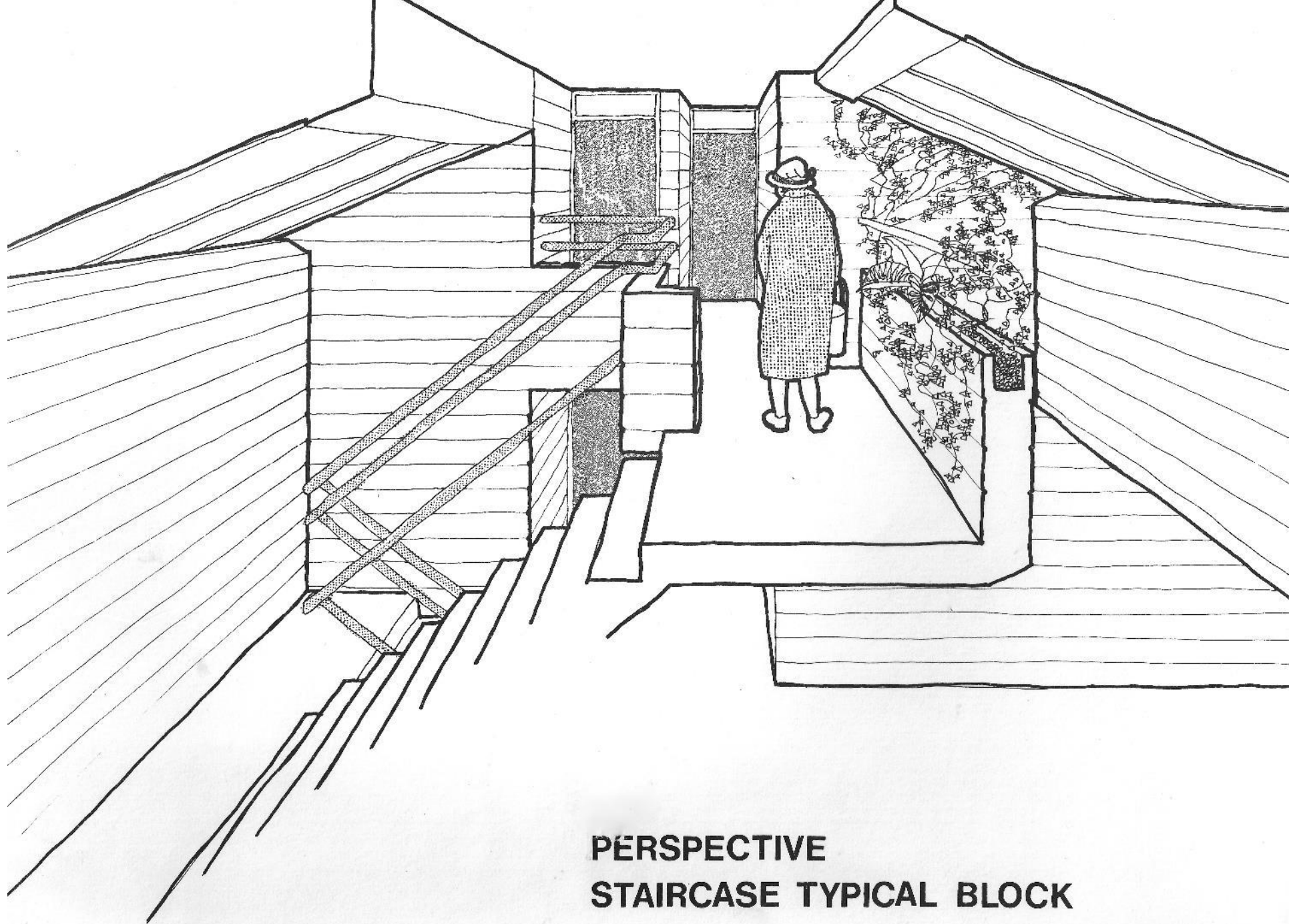
Section north-south thro. staircase of typical block &

east elevation of typical block (west elevation similar handed)





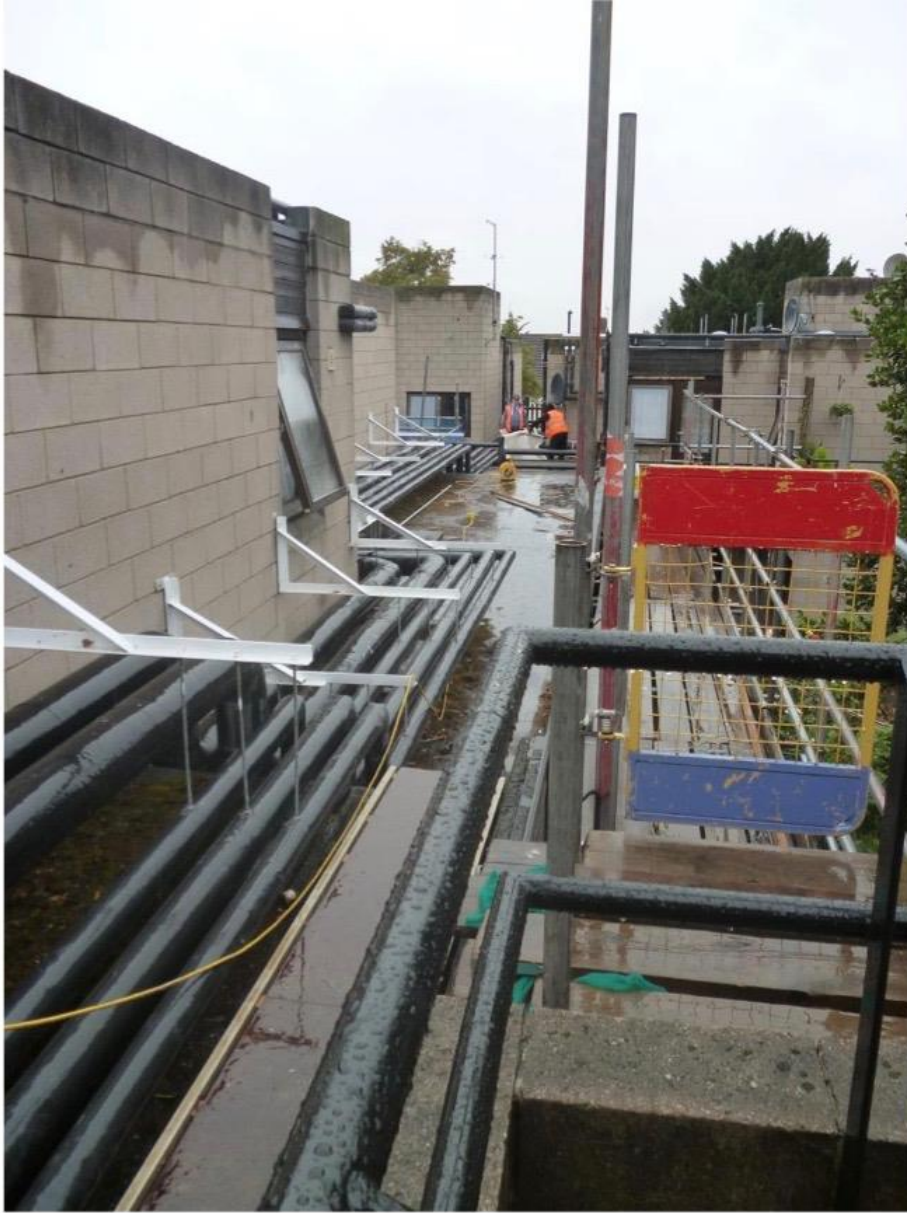




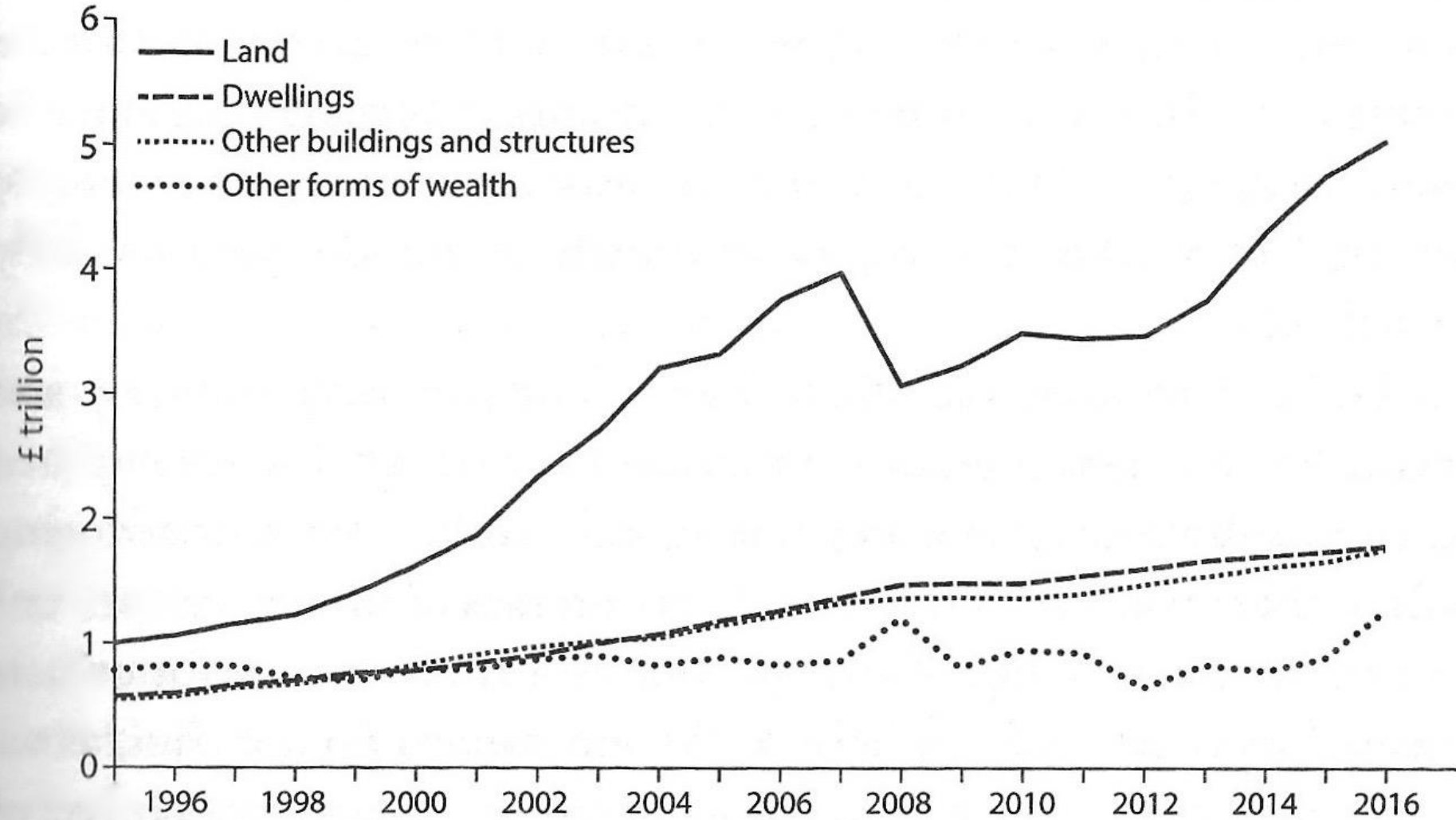
**PERSPECTIVE
STAIRCASE TYPICAL BLOCK**





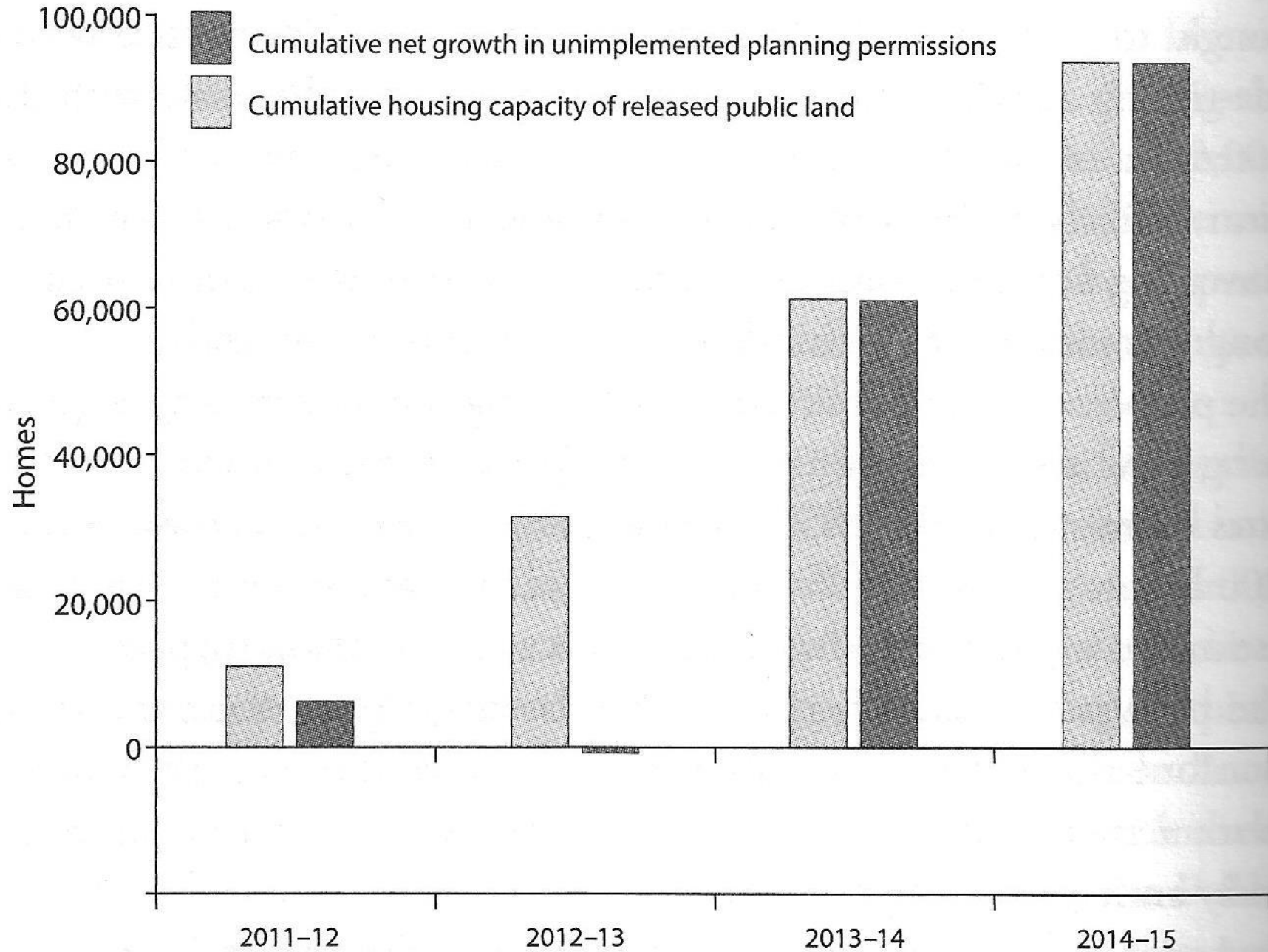


- Illegal pipe work on listed building by Lambeth.

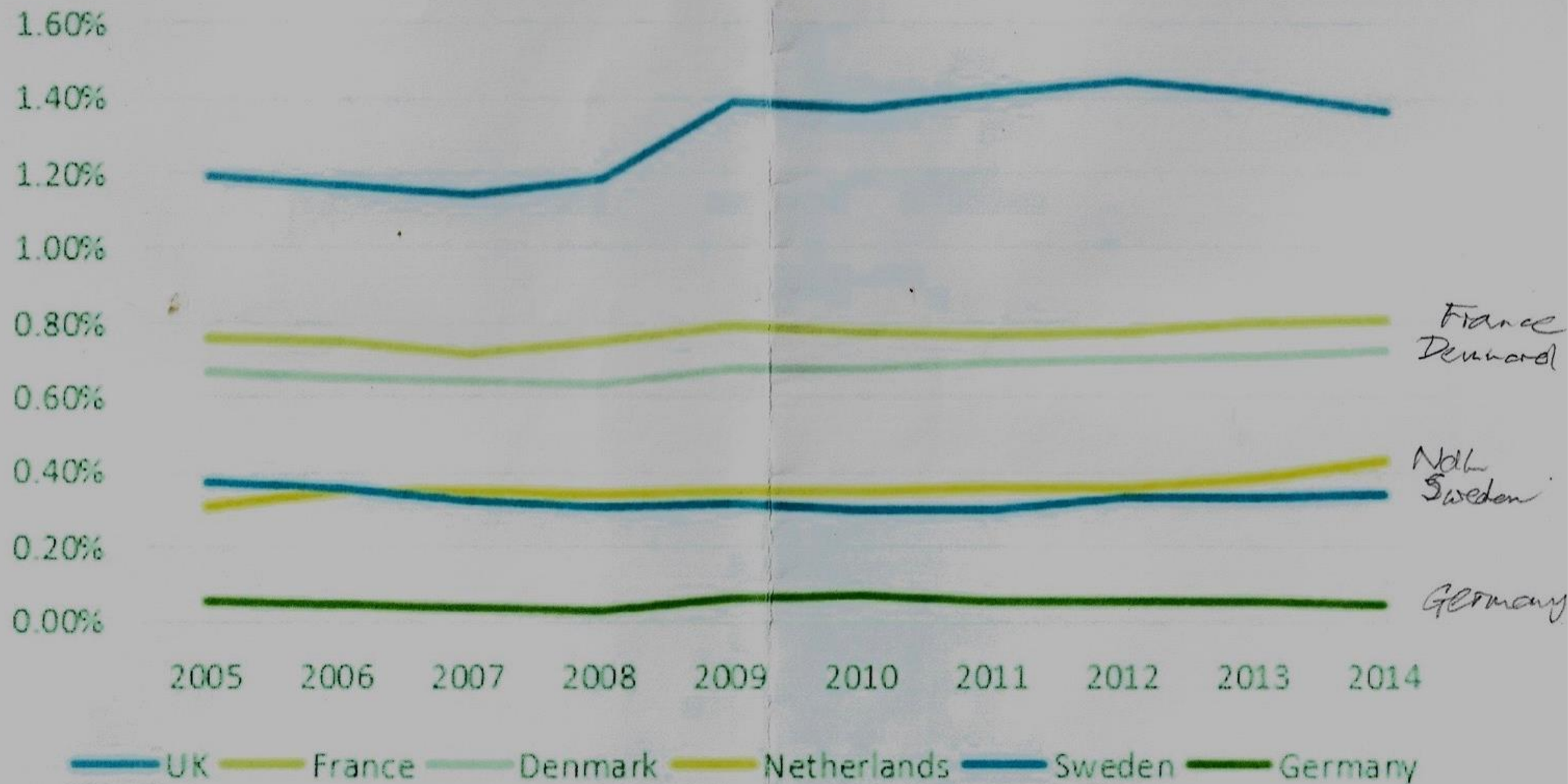
Figure 1.2 UK net worth by type, 1995–2016

Source: Office for National Statistics

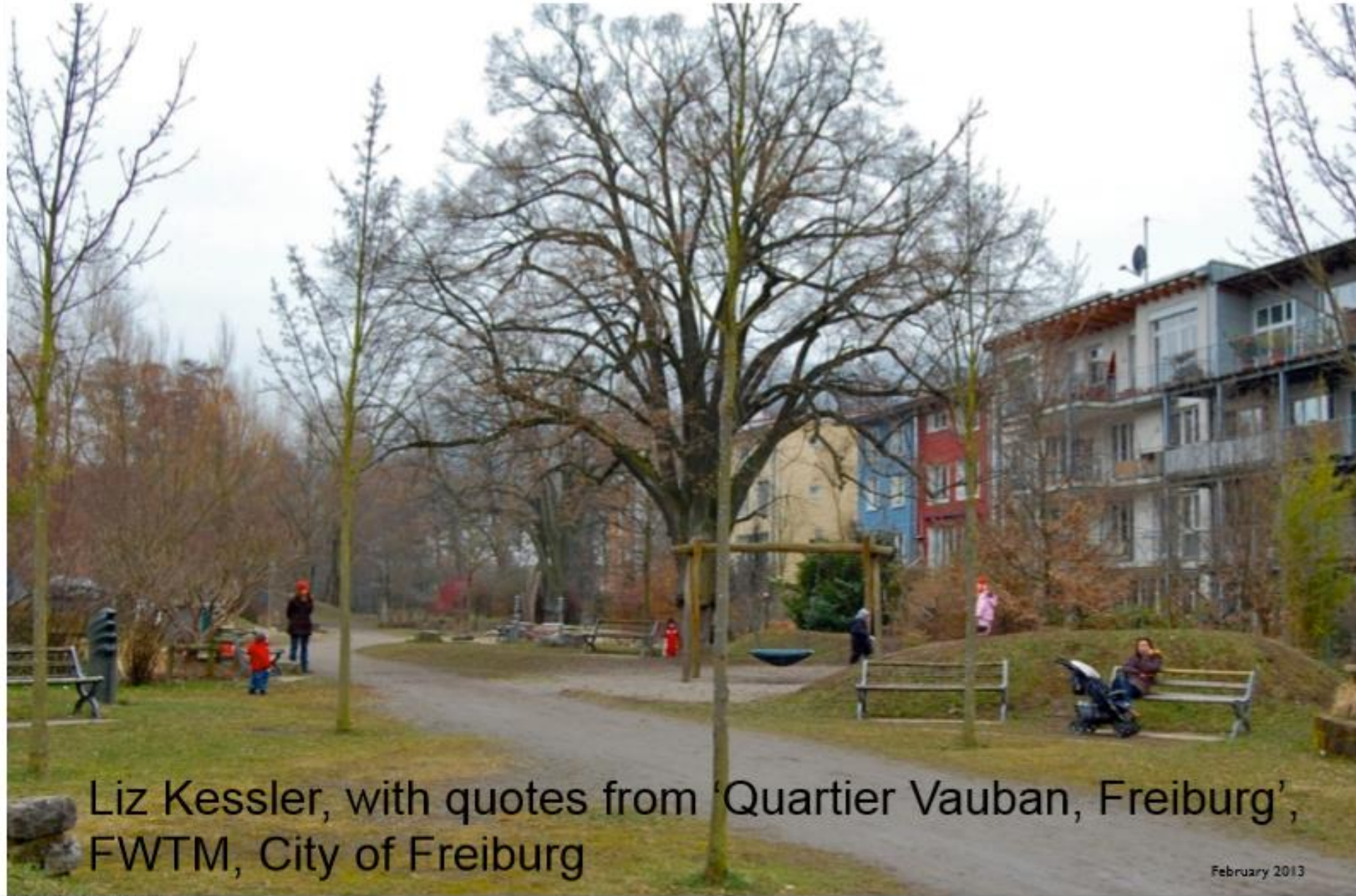
Figure 5.3 Capacity of disposed land vs. unimplemented permissions



Housing Benefit as % of GDP



Vauban, Freiburg



Liz Kessler, with quotes from 'Quartier Vauban, Freiburg',
FWTM, City of Freiburg

February 2013

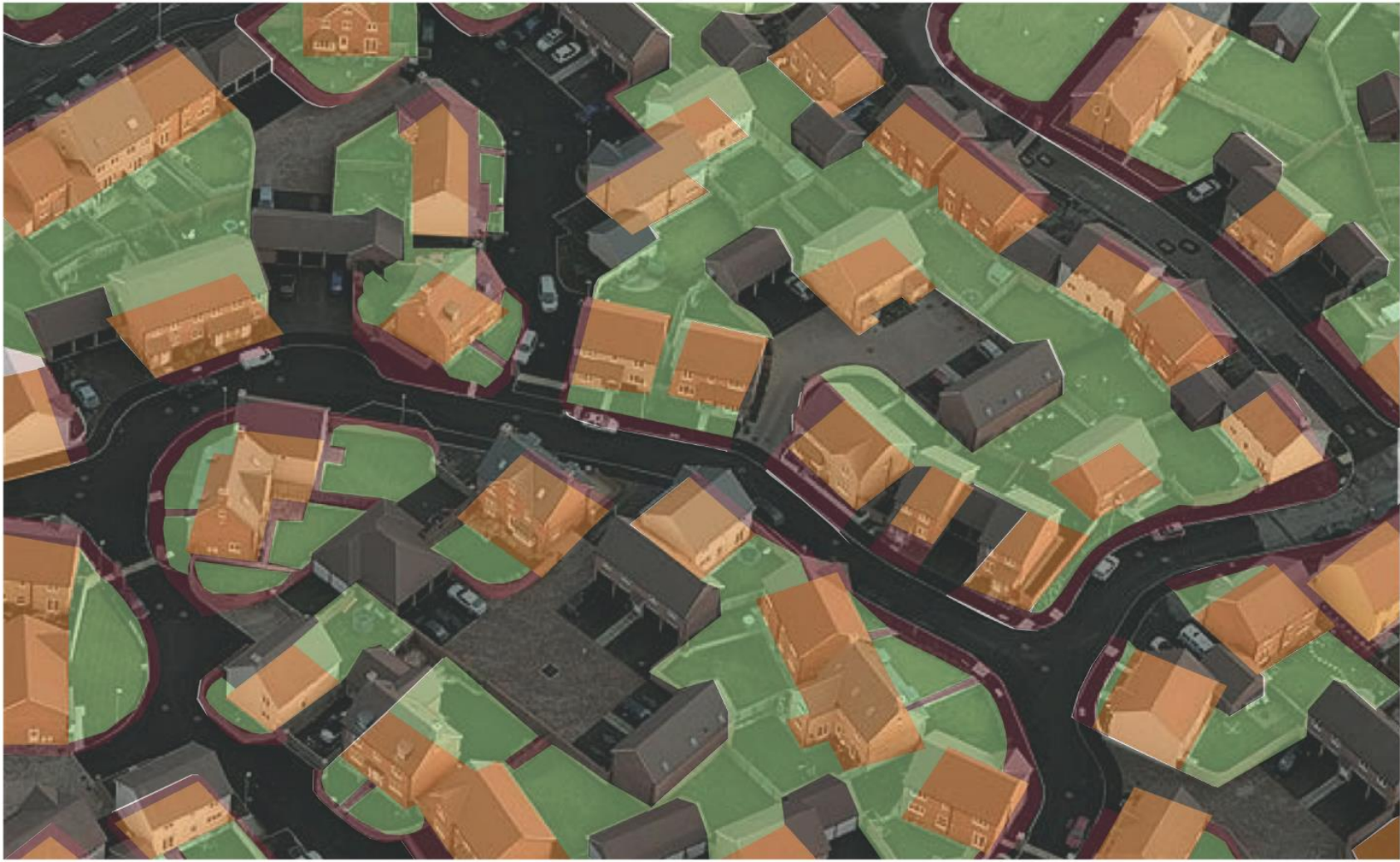
MIKHAIL RICHES

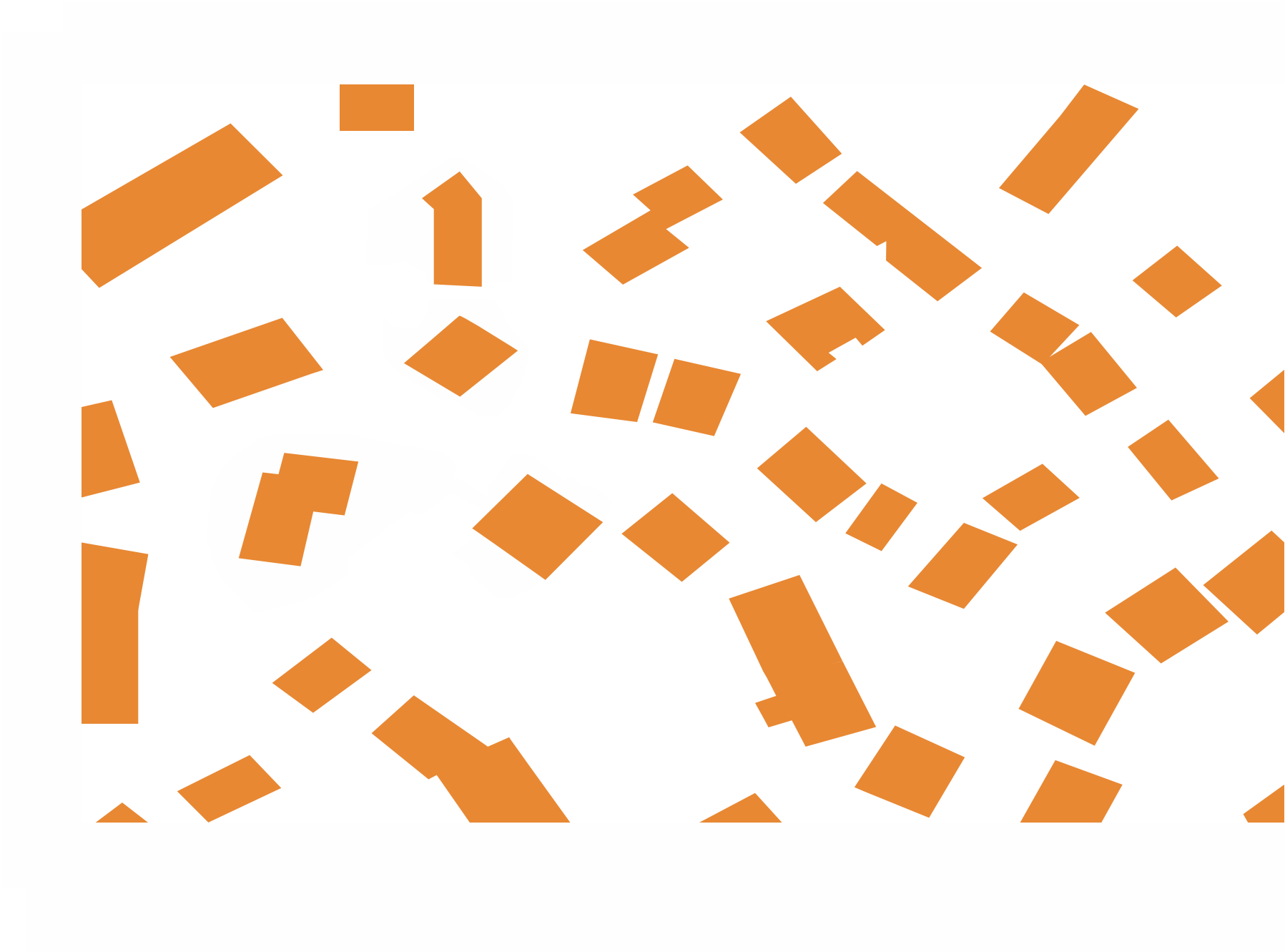
Annalie Riches

Homes UK the Future of Living





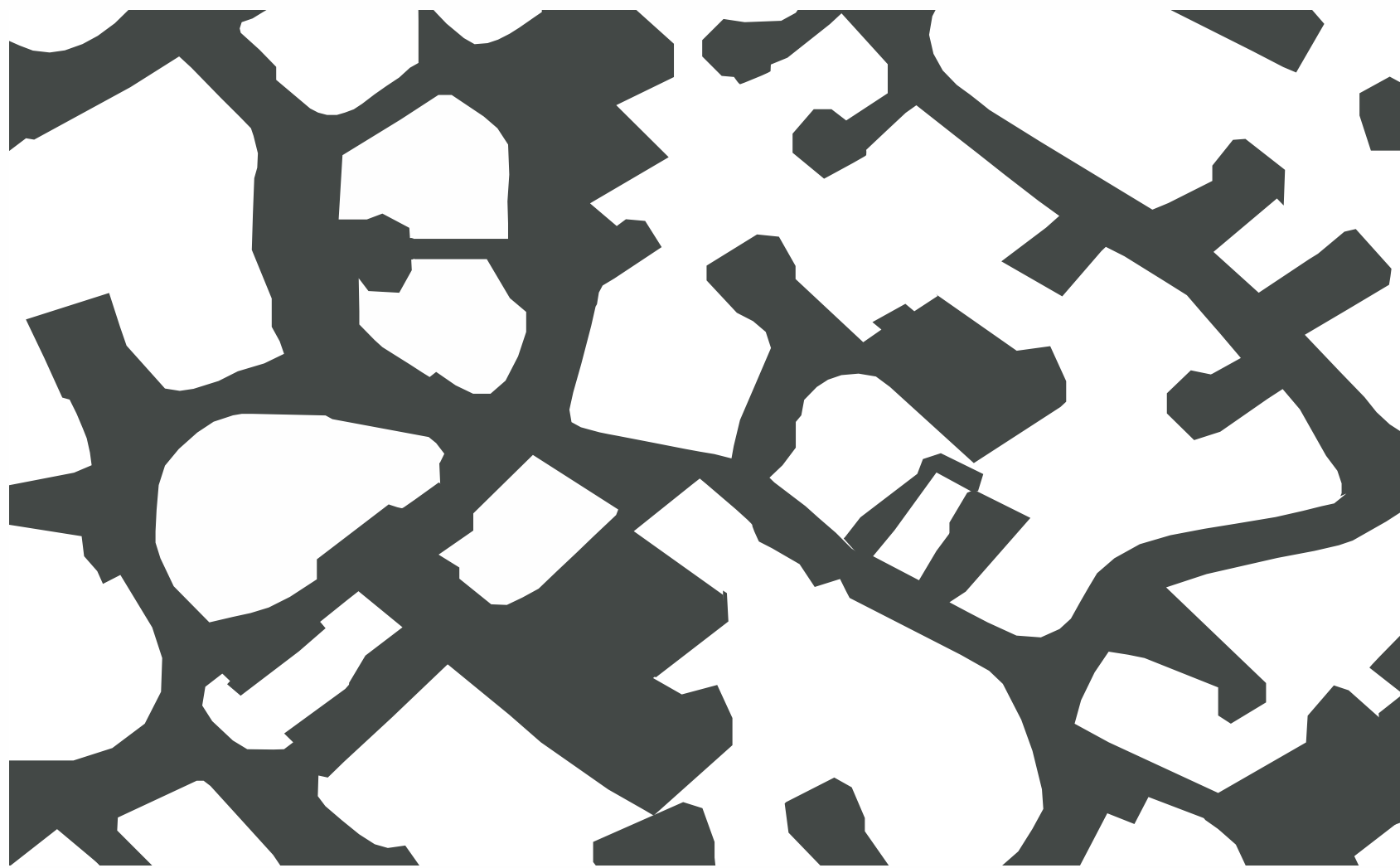












National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government

Introducing the ten characteristics

35 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

36 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

Movement

Accessible and easy to move around



Cycle and pedestrian movement that is well-overlooked and attractive. Packington Estate, Islington, London.

74 Patterns of **movement** for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.

75 Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries.

76 A well-designed movement network defines a clear pattern of streets that:

- is safe and accessible for all;
- functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes;
- limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;
- promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and
- incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.

86 Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene. It

84 Parking standards are set locally and vary in response to local conditions. How parking is arranged has a fundamental effect on the quality of a place or development.

Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.



**MIKHAIL
RICHES**
with Cathy Hawley

GREENGAUGE



**NORWICH
City Council**



**Rossi Long
Consulting**

CARTER



**BBUK
LANDSCAPE ARCHITECTURE**

**MER CONSTRUCTION
SERVICES**



Etude



Enhabit



WARM

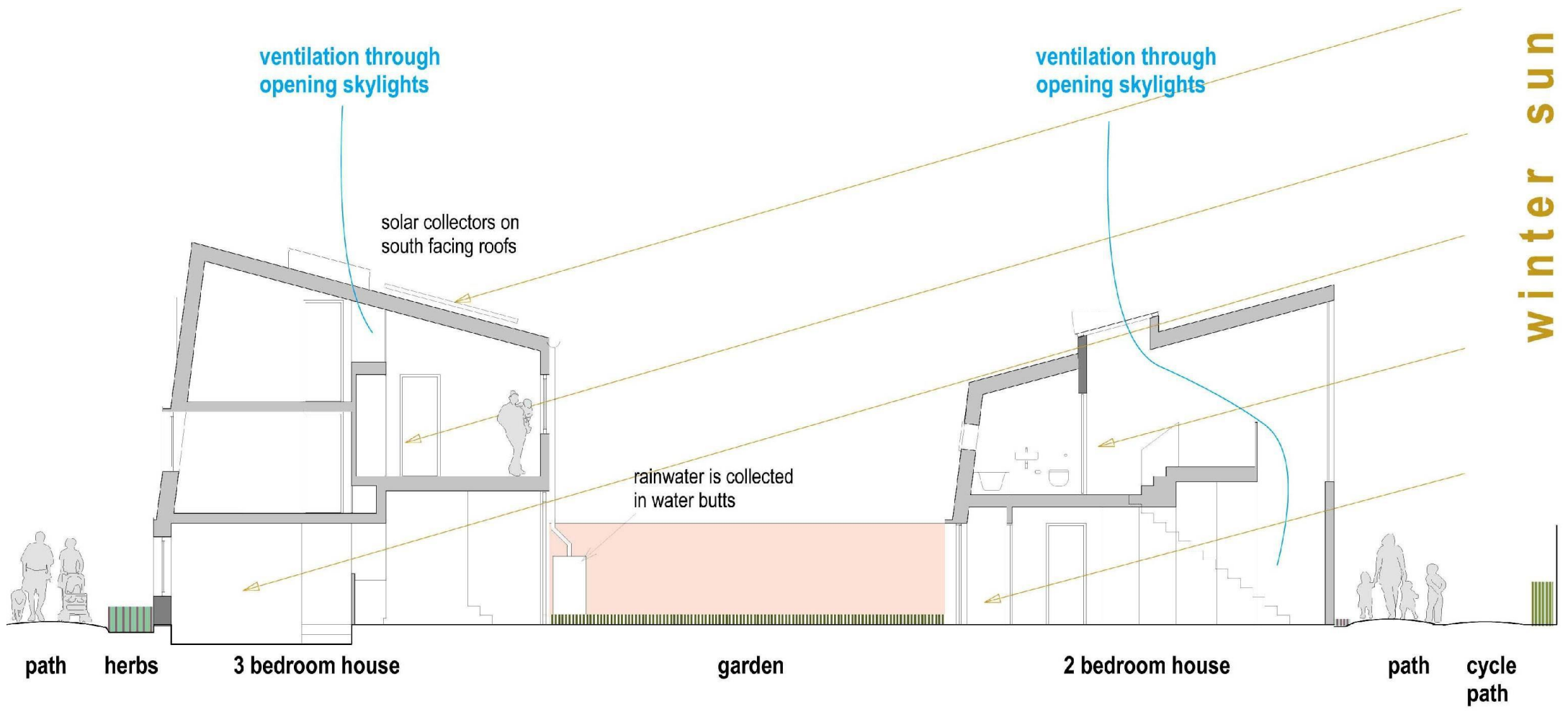
**Hamson
Barron
Smith**

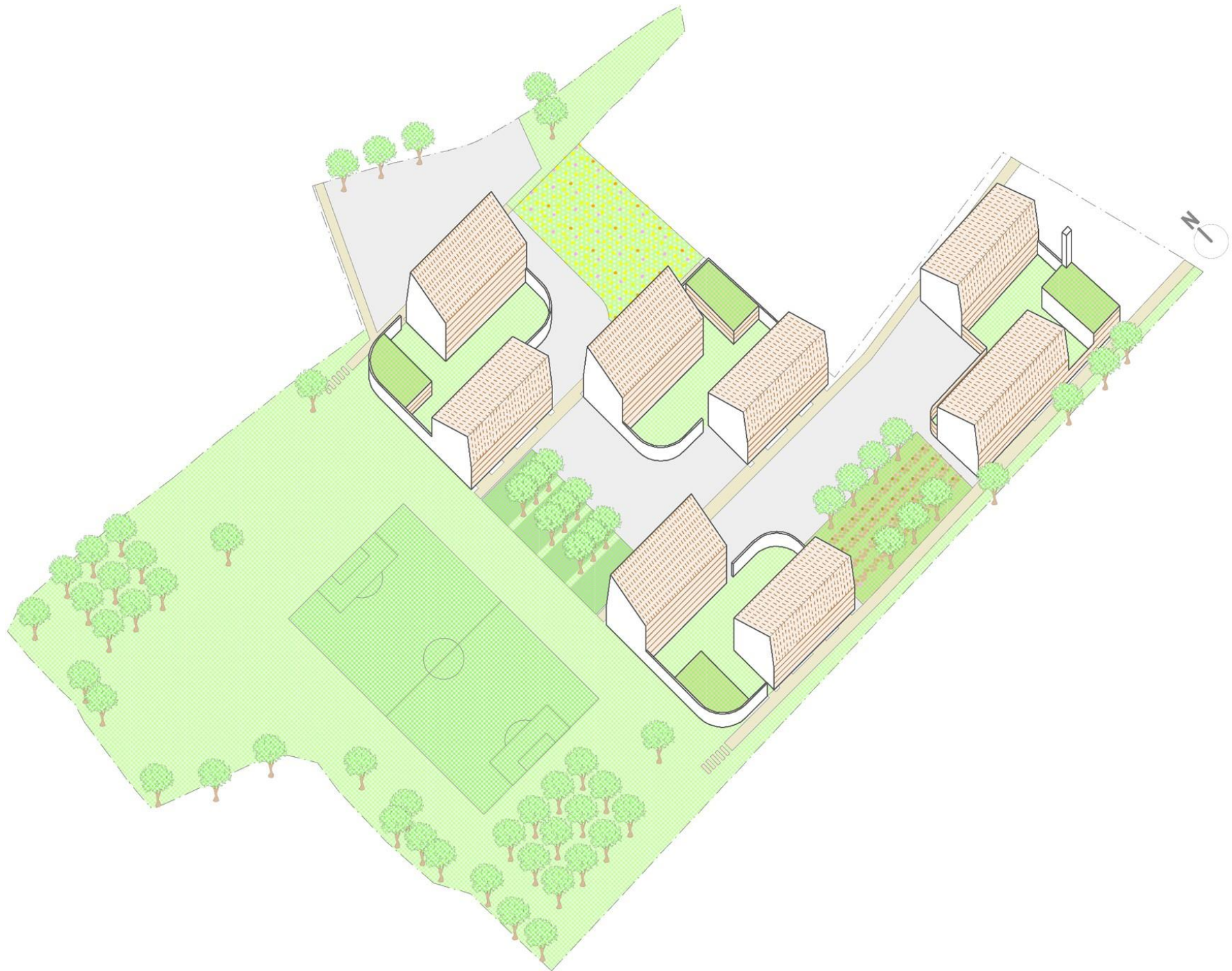
Clayfield, Suffolk

RIBA Award 2009

Housing Design Award 2009

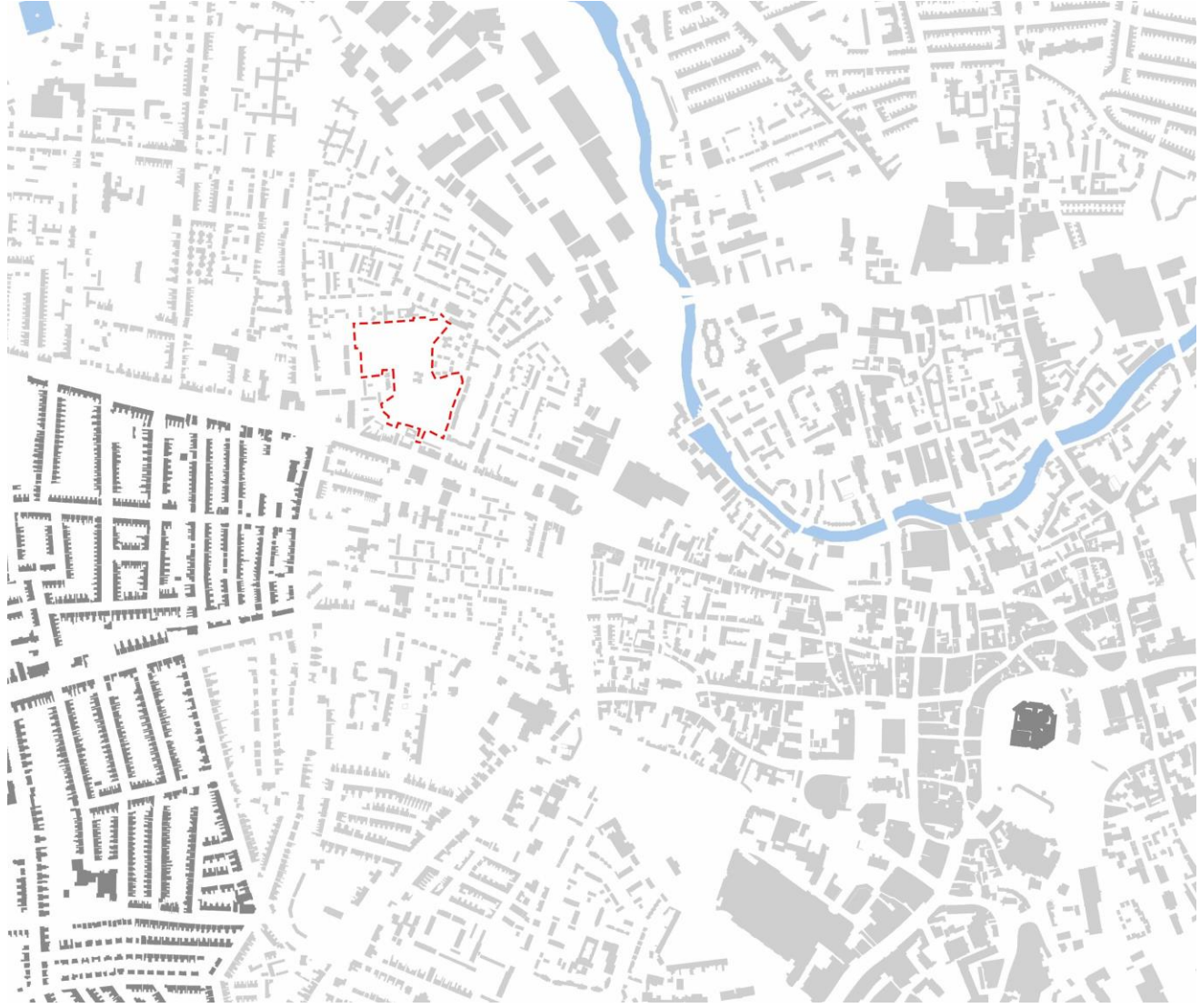














14M

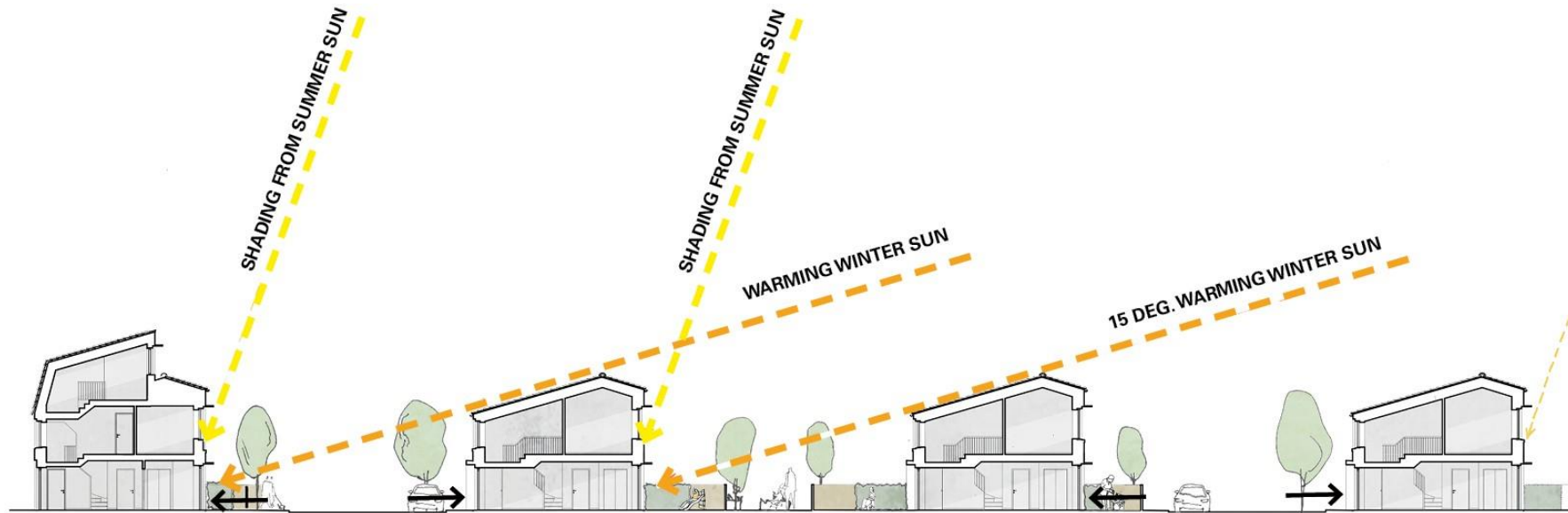
14M

14M

14M

PORTLAND STREET

DOVER STREET



SOUTH ENTERED
TERRACE

NORTH ENTERED
TERRACE

SOUTH ENTERED
TERRACE

NORTH ENTERED
TERRACE

STREET

GARDEN

STREET



14 M



14 M



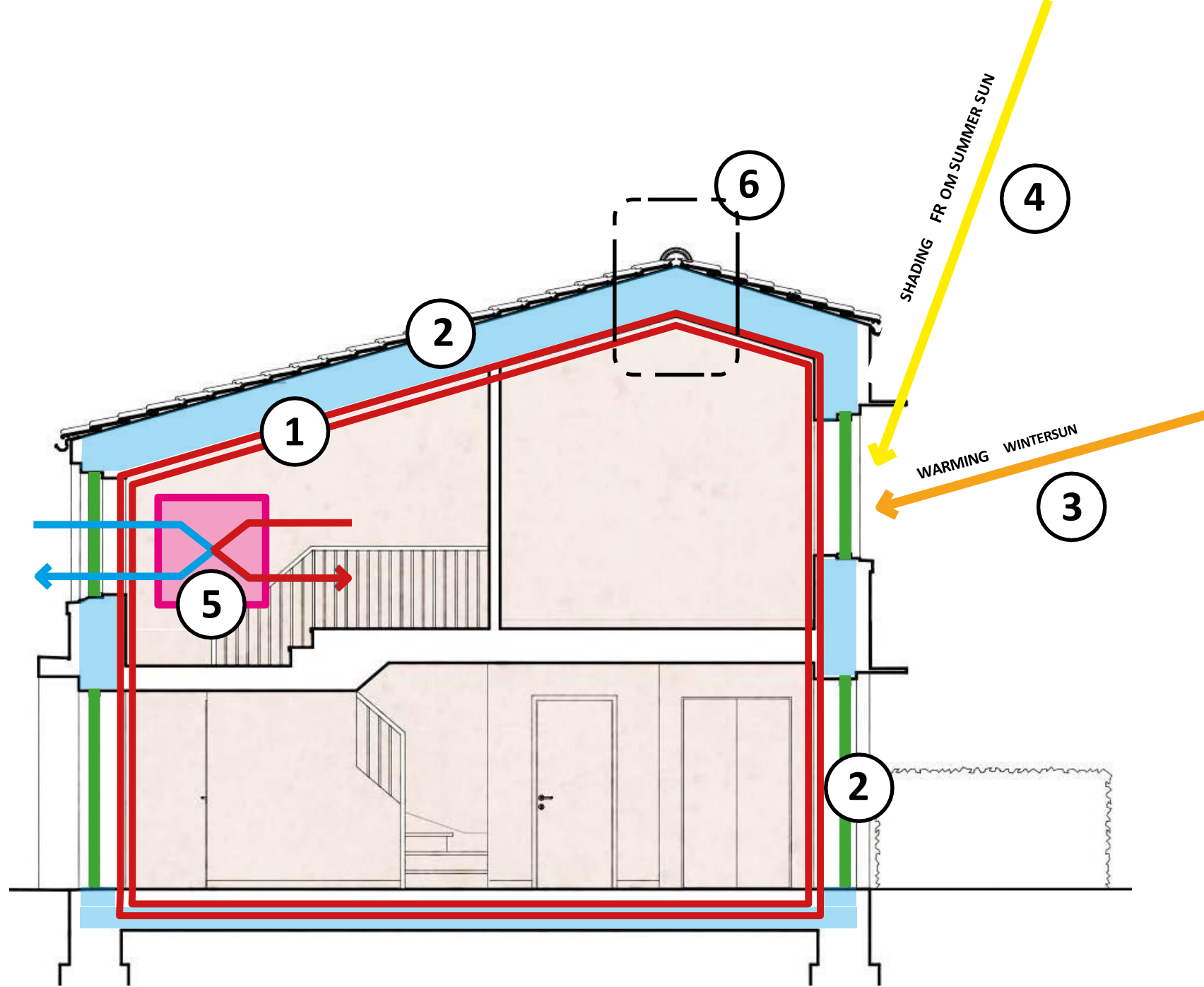
14 M



10m

MIKHAIL RICHES - Goldsmith Street
Site Section

MIKHAIL
RICHES





Key

- ① Midland Street Park
- ② Small Children's Play Area
- ③ Wildflower Landscape
- ④ Central Landscape Space
- ⑤ Communal Landscape Garden 'Ginnel'

Accomodation Schedule

Phase 1	93 units
45 Houses	
40	2 bed houses
5	4 bed houses
48 Flats	
3	2 bed flats
45	1 bed flats
Phase 2	12 units
12 flats	
1	3 bed flat
11	1 bed flats
Total -	105 units











House Type A - 2b 4p
South Entered Terrace



Section



GF



FF

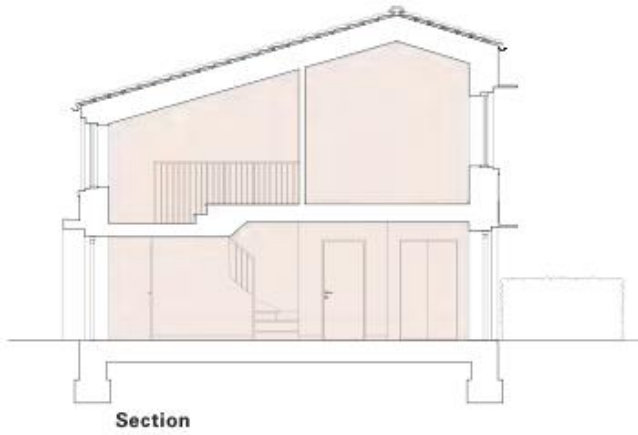


SF



House Type C - 4b 6p
South Entered Terrace





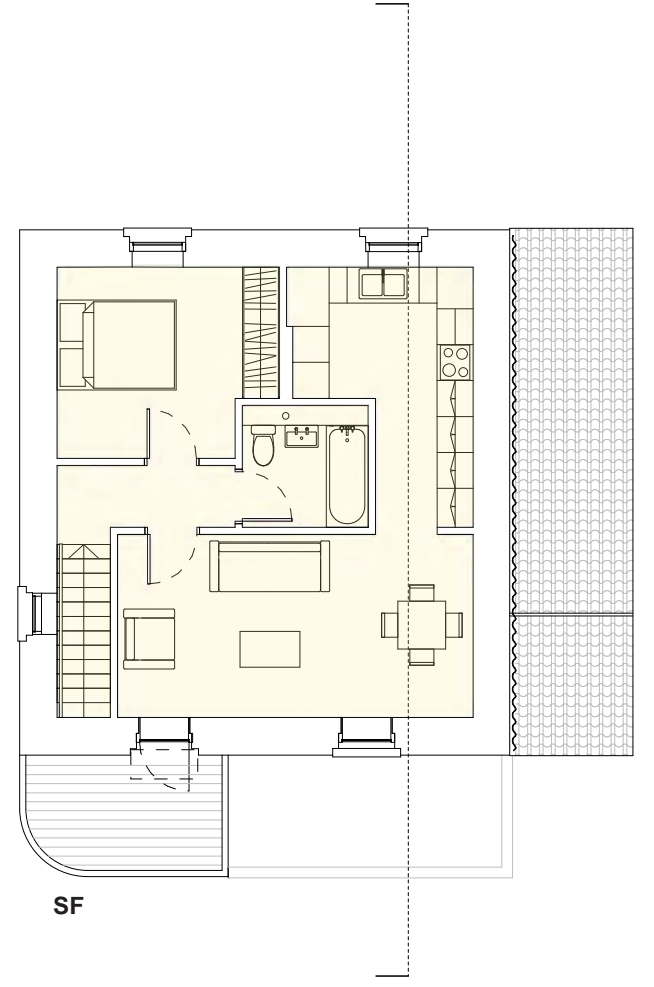
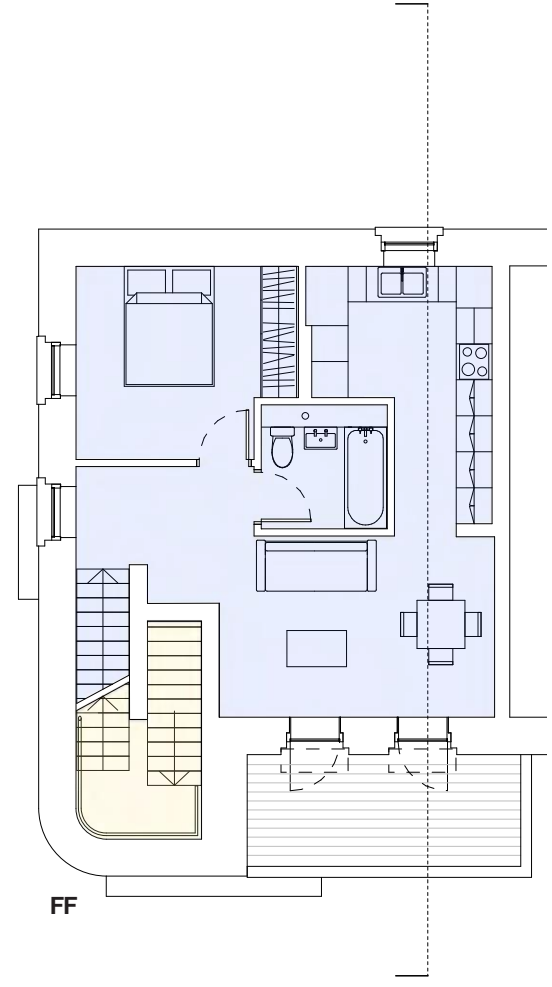
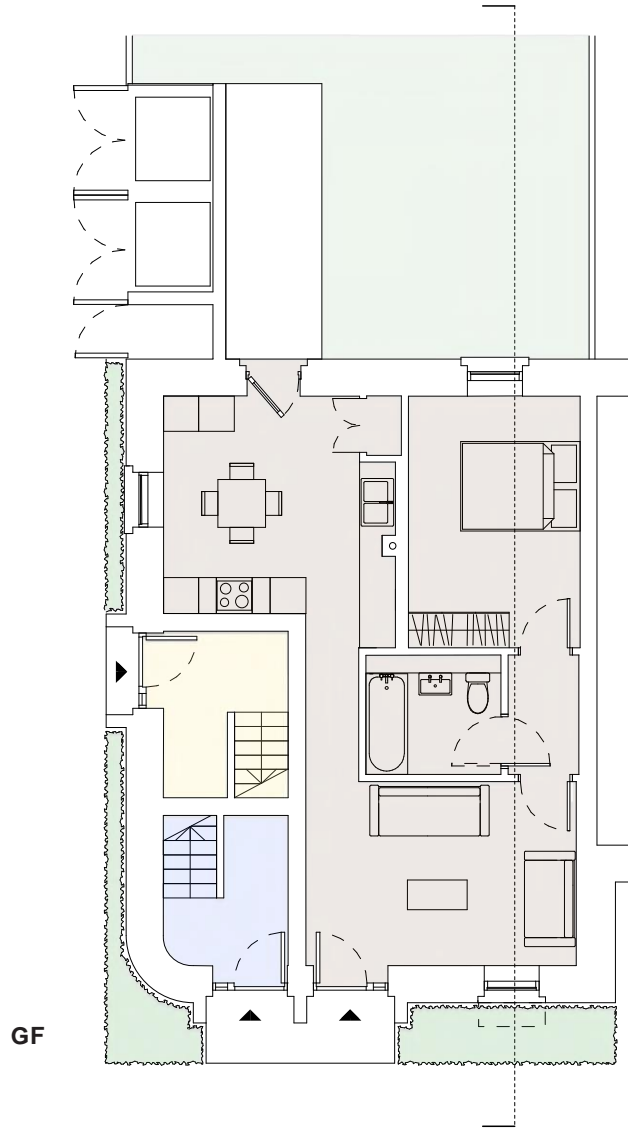
House Type D- 2b 4p
North Entered Terrace











Flat Type E - 1b 2p
 Typical Flat Block









HOUSING QUESTIONS

Government Design Guidance and impact on Quality

Affordable Housing challenges and opportunities

Climate Change and impact on housing

Housing and Public Realm

Modern Methods of Construction-delivering housing solutions

