



BUILDING FOR LIFE 12



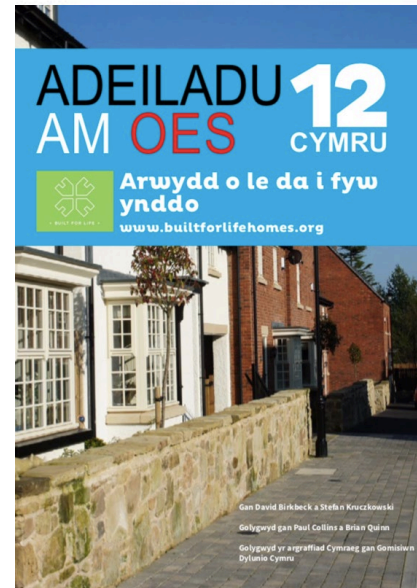
2018 Edition



BUILDING FOR LIFE 12



2016 Edition



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www.mansfield.gov.uk

Kate Allsop
Executive Mayor



Mansfield
District Council

*“Good design is a key aspect of sustainable development, creates better places ... and helps make development acceptable to communities. **Being clear about design expectations...is essential**”*

NPPF (2018): 124





Why BfL12 was created

Indifference to the street



A photograph of a suburban residential area. In the foreground, a wooden fence made of horizontal rails and vertical posts runs across the frame. Behind the fence is a green lawn and a paved path that curves through it. In the background, there are several red brick houses with white window frames and red tiled roofs. A white van is parked on the street to the left. The sky is blue with some clouds.

**35% of children in the District are
overweight or obese**

Government has strengthened its focus on design



Ministry of Housing,
Communities &
Local Government

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.



BfL12 – improving quality and guarding against delays



Homes
England

“BFL is a process of designing in quality from the start, rather than trying to fix problems later which leads to delay. It’s our choice of design principles for the many different locations and markets we operate in.”

Stephen Kinsella, Executive Director – Land, Homes England



What is it?

Design dialogue tool – the right design discussions early in the process.

Guarding against **common mistakes** - good, everyday places not 'starchitecture'

Focused on public realm/street quality –
'architecture'.



Macro to micro scale

3 sections, 4 questions in each:

Integrating into the neighbourhood (structure)

Creating a place

Street and home (detail)



Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?



[Home](#)

Press release

6 million adults do not do a monthly brisk 10 minute walk

4 out of 10 (41%) adults aged 40 to 60 in England walk less than 10 minutes continuously each month at a brisk pace.

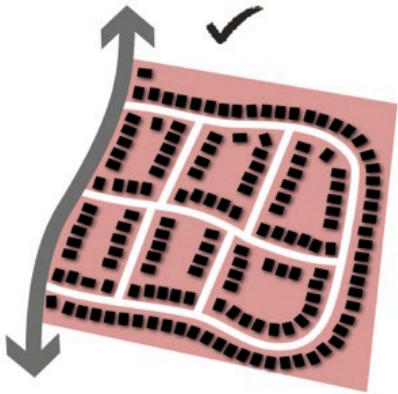
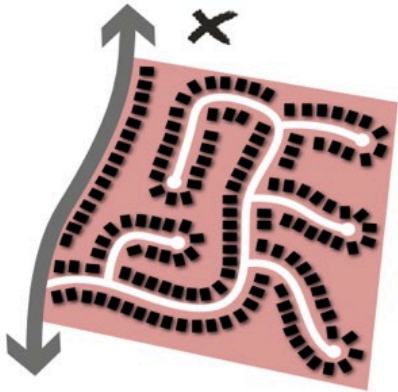


Frustrated connectivity

Connected but not overlooked



Connected + overlooked



Bicester

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?



Scraptoft, Leicestershire

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?



**Standard house types + non-local materials
- no strong landscape character
= forgettable**



St. Modwen with Waterloo Housing Association, Coalville

**Standard house types + local materials +
strong landscape character
= memorable**

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?



Poor building – street relationship





Keep repeating this building-street
relationship and you get this



Getting buildings to face the
right way is critical

Street & home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?



Would you want to park your car here?





Limited surveillance and lighting

Nottingham Community Housing Association, Heather, Leicestershire



BfL isn't 'anti'
courtyard

**BfL isn't 'anti'
frontage parking**



12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



Nottingham Community Housing Association, Coalville



BfL qualities are being secured in lower value areas and on RSL led schemes

Summary

Government & Homes England endorsed.
Industry familiarity.



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Spaces between the buildings – simple fixes
that need not cost more.



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Local Plan (supports public health/wellbeing
objectives) and pre-application discussions.

