



Bolton
at **Home**

karbon
homes

LEVELLING UP CONFERENCE

HOUSING AT THE HEART OF A REBALANCED COUNTRY

14th July 2022 | 9:30 AM – 3:45 PM | Hilton – Leeds City

NEVILLE SUITE MORNING & AFTERNOON PLENARIES

THE CHALLENGES AND OPPORTUNITIES OF LEVELLING UP

Ian Ankers, Executive Director Business Development, Bolton at Home

Charlotte Carpenter, Executive Director of Growth and Business Development, Karbon Homes

Naz Parkar, Director of Homes and Neighbourhoods, Kirklees Metropolitan Council

THE CHALLENGES AND OPPORTUNITIES OF LEVELLING UP

THE STARTING POINT: A VIEW FROM BOLTON

Ian Ankers, Executive Director Business
Development, Bolton at Home

Levelling Up Conference Housing at the heart of a Rebalanced Country

14th July 2022

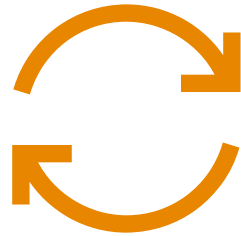
The challenges and opportunities for Bolton

**Bolton
at Home**

The Challenges and opportunities for Bolton



It's complicated



The resource gap

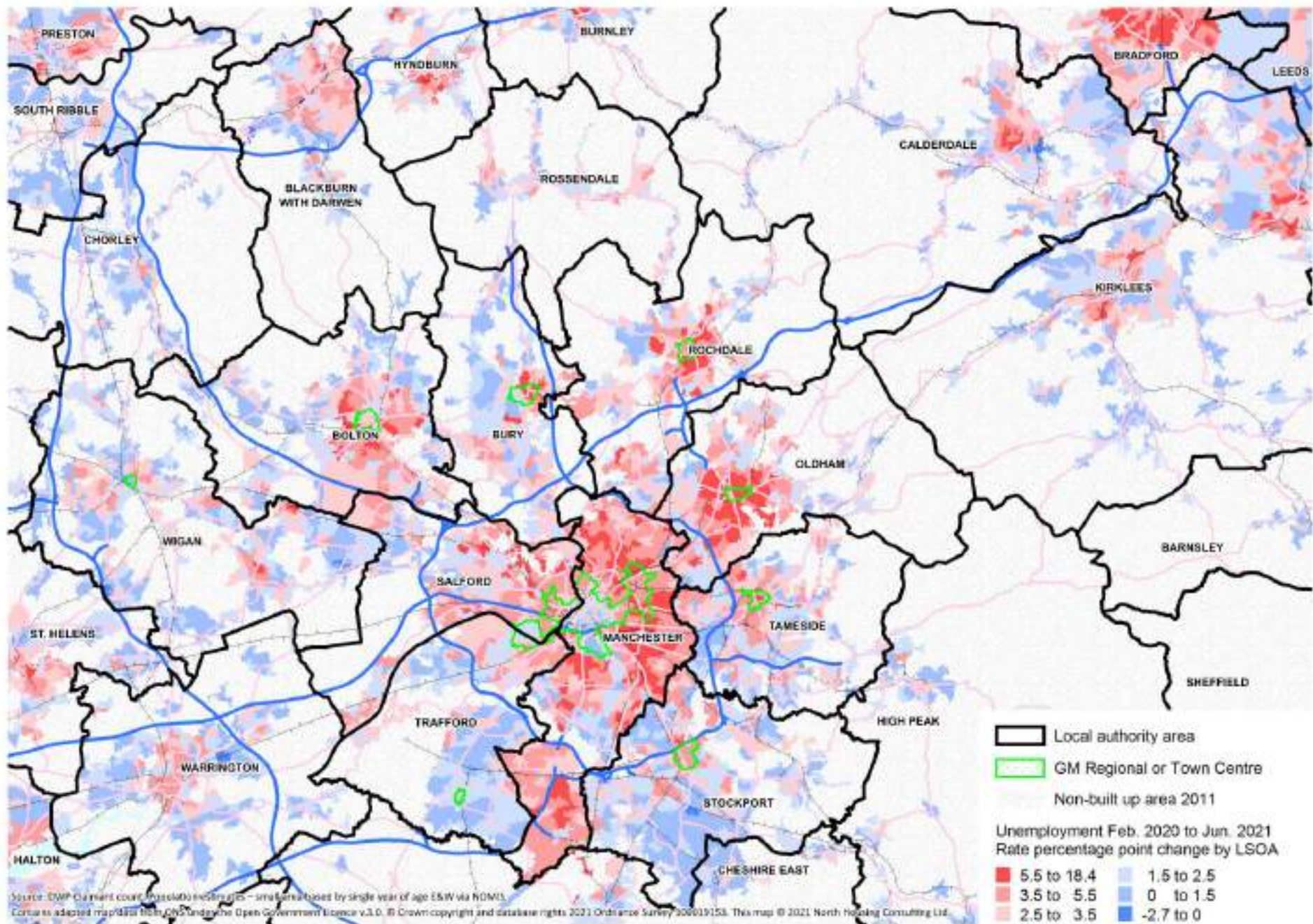


Opportunities

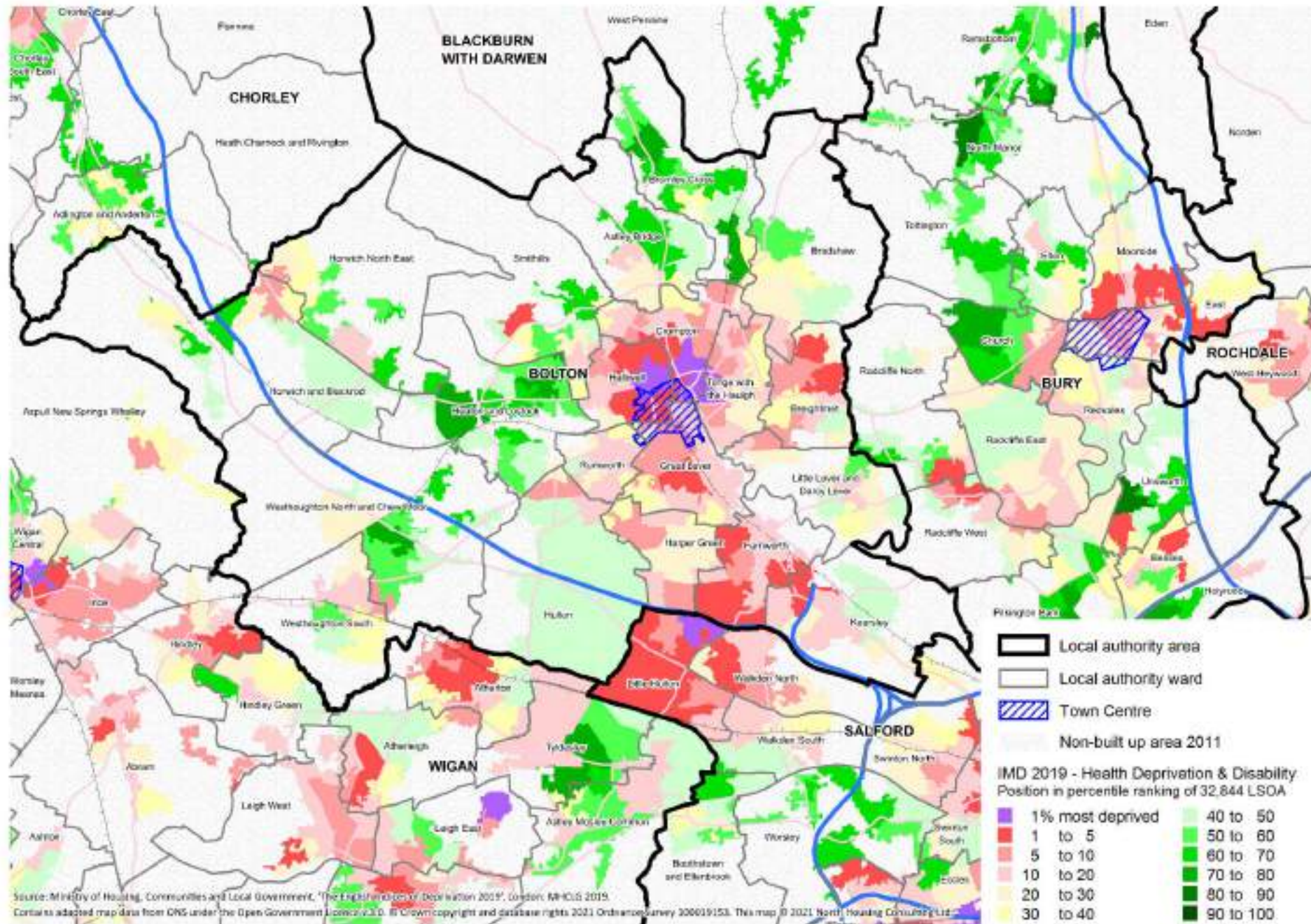
The Challenges and opportunities for Bolton...

It's complicated!

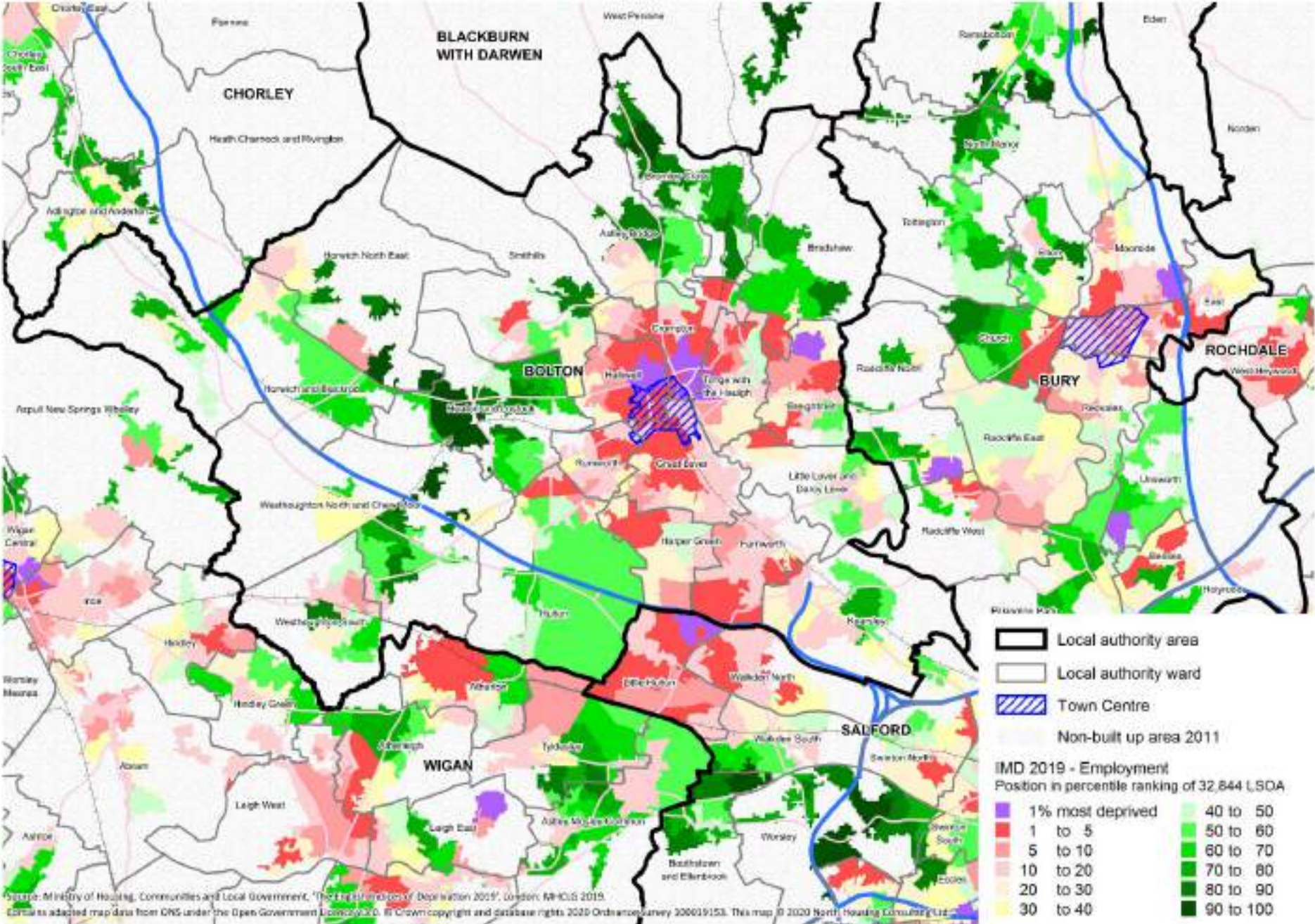
Greater Manchester Changing Unemployment February 2020 to June 2021



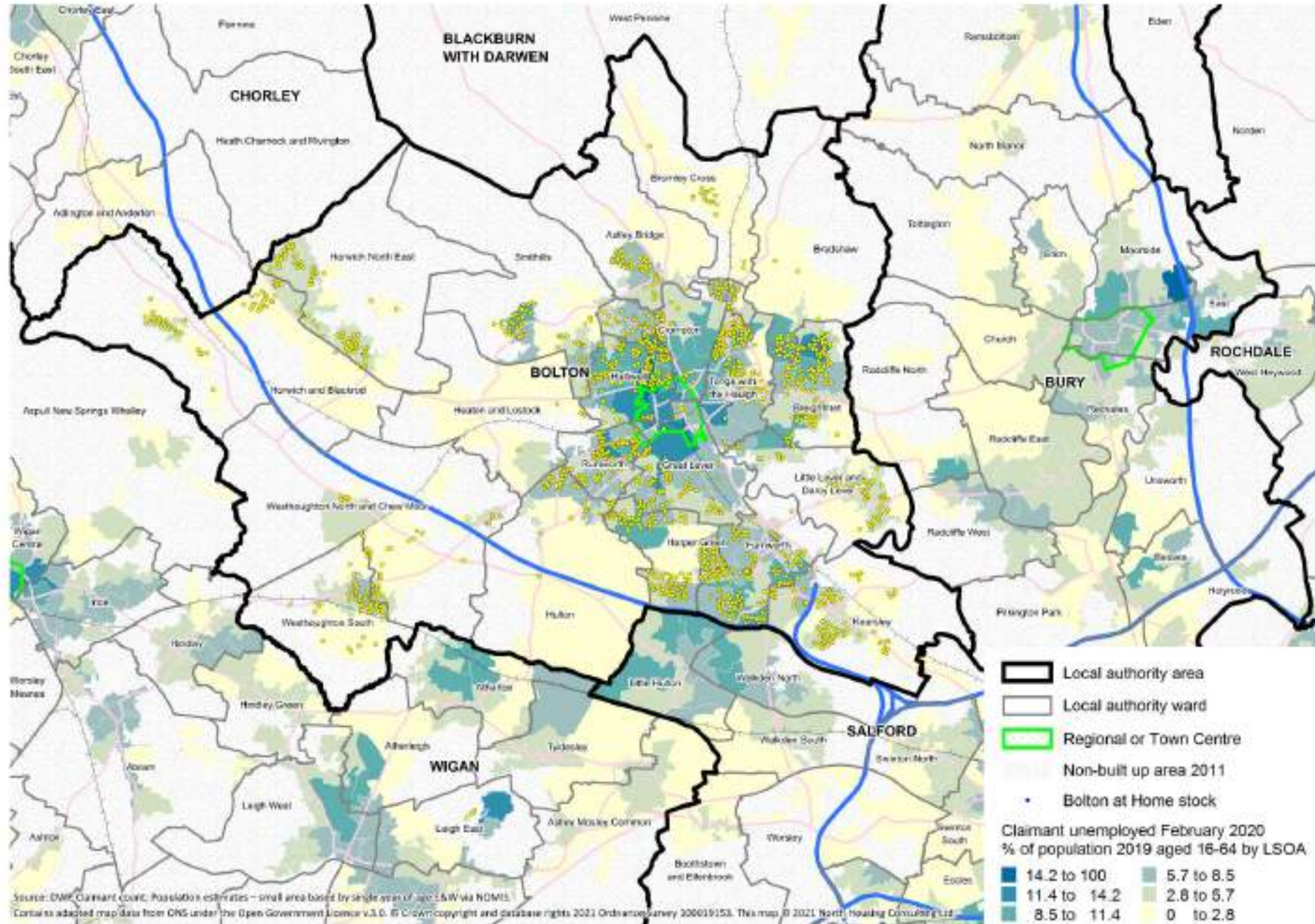
Local Deprivation 2019: Health Deprivation and Disability Domain



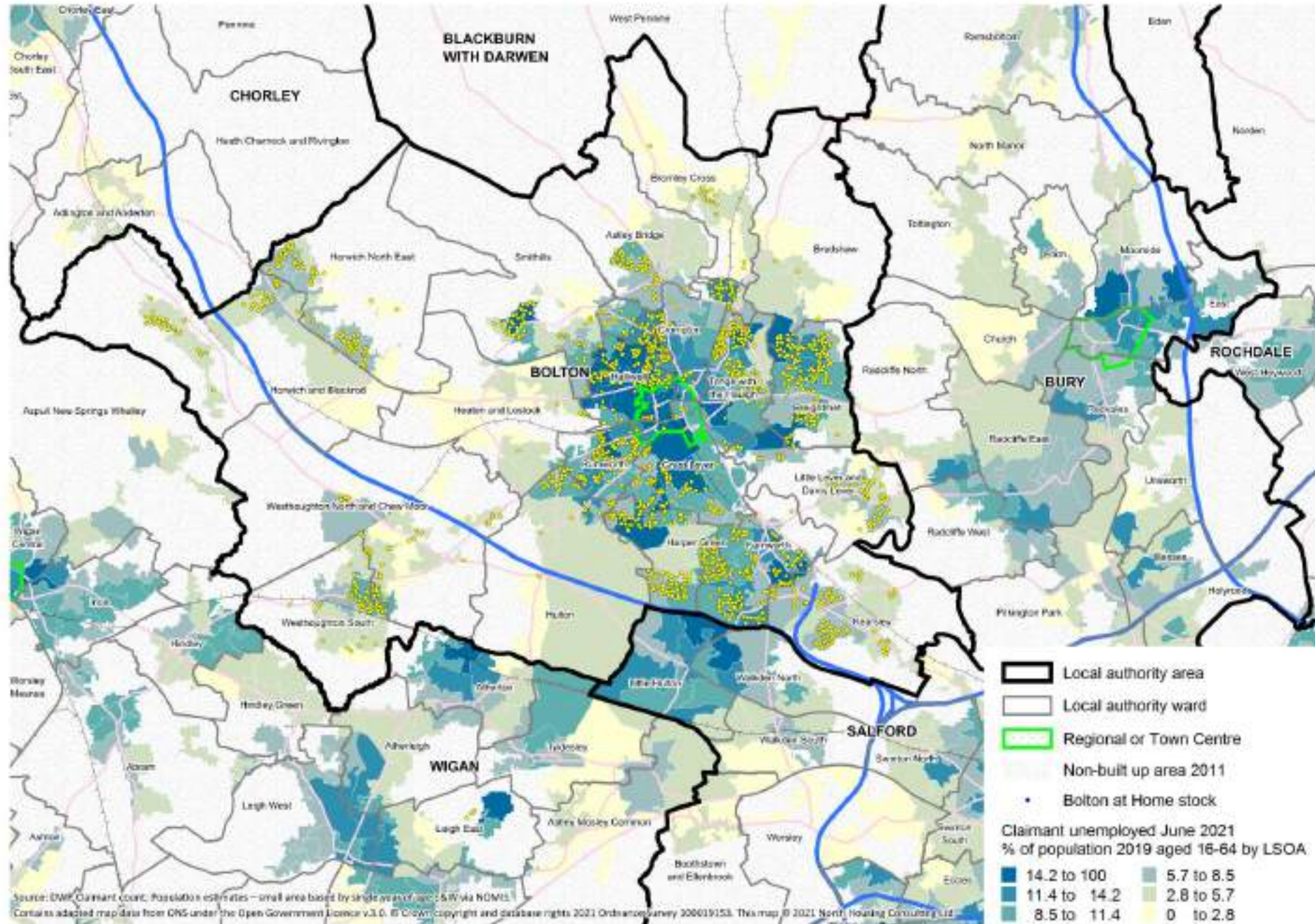
Local Deprivation 2019: Employment Domain



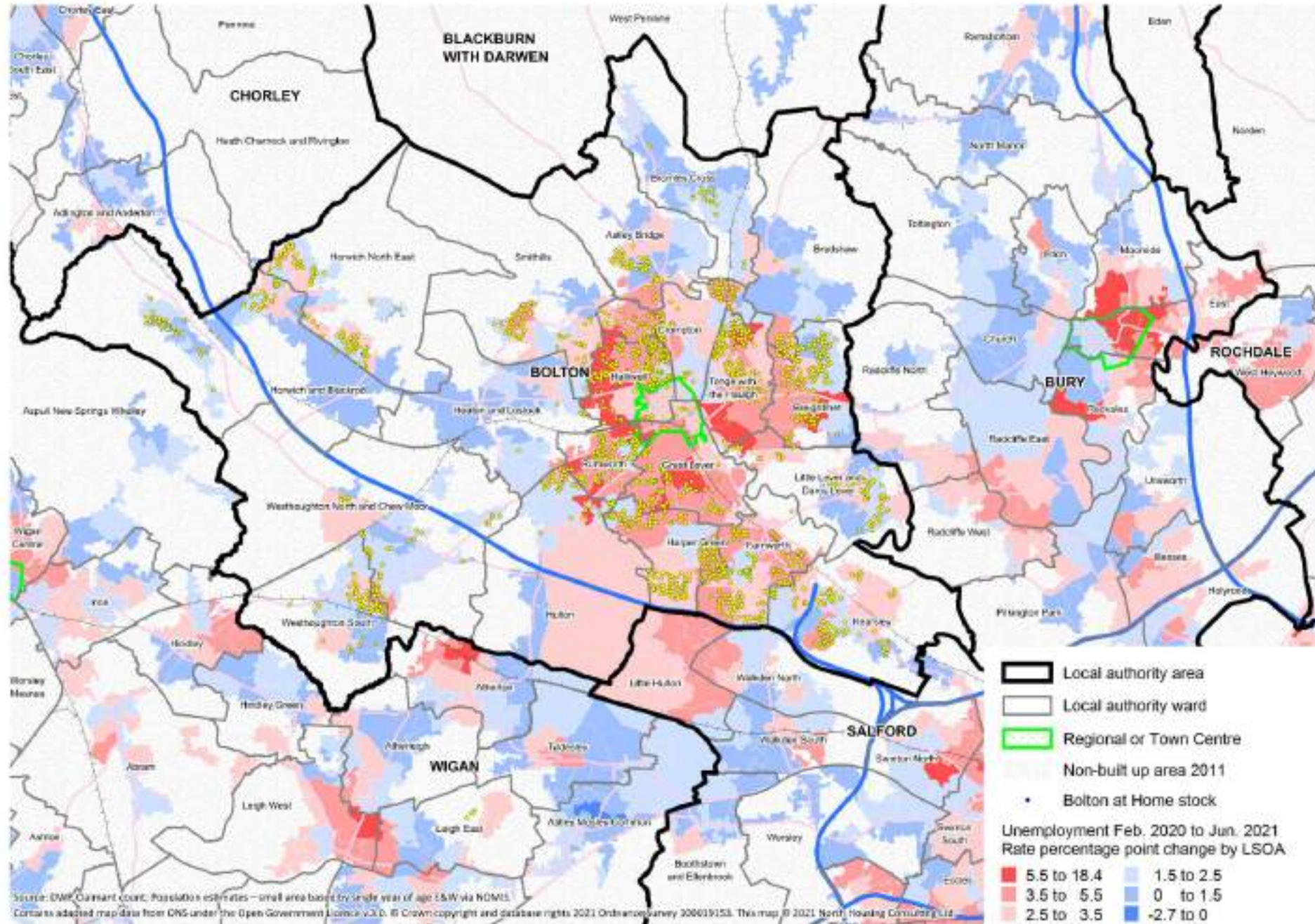
All Unemployed February 2020



All Unemployed June 2021



Changing Unemployment February 2020 to June 2021



The Challenges and opportunities for Bolton...

The resource gap

Government and Levelling Up

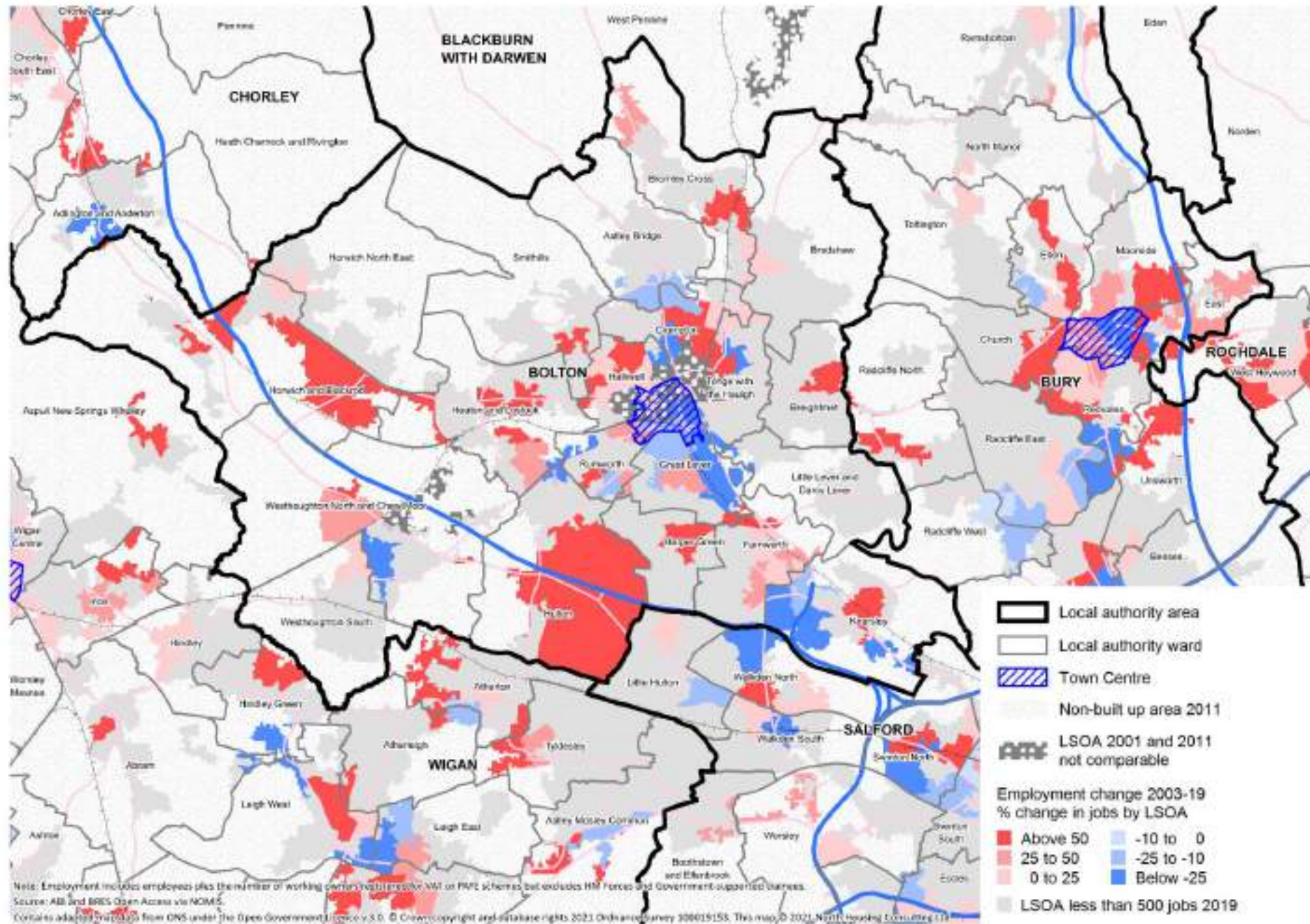
- Capital spend increased
- Levelling Up Bill proceeding
- Revenue Spending under pressure
- The impact of over a decade of austerity
- Multiple funding streams
- Bidding and competition
- We've been here before!



Devolution Deals- A storm coming?

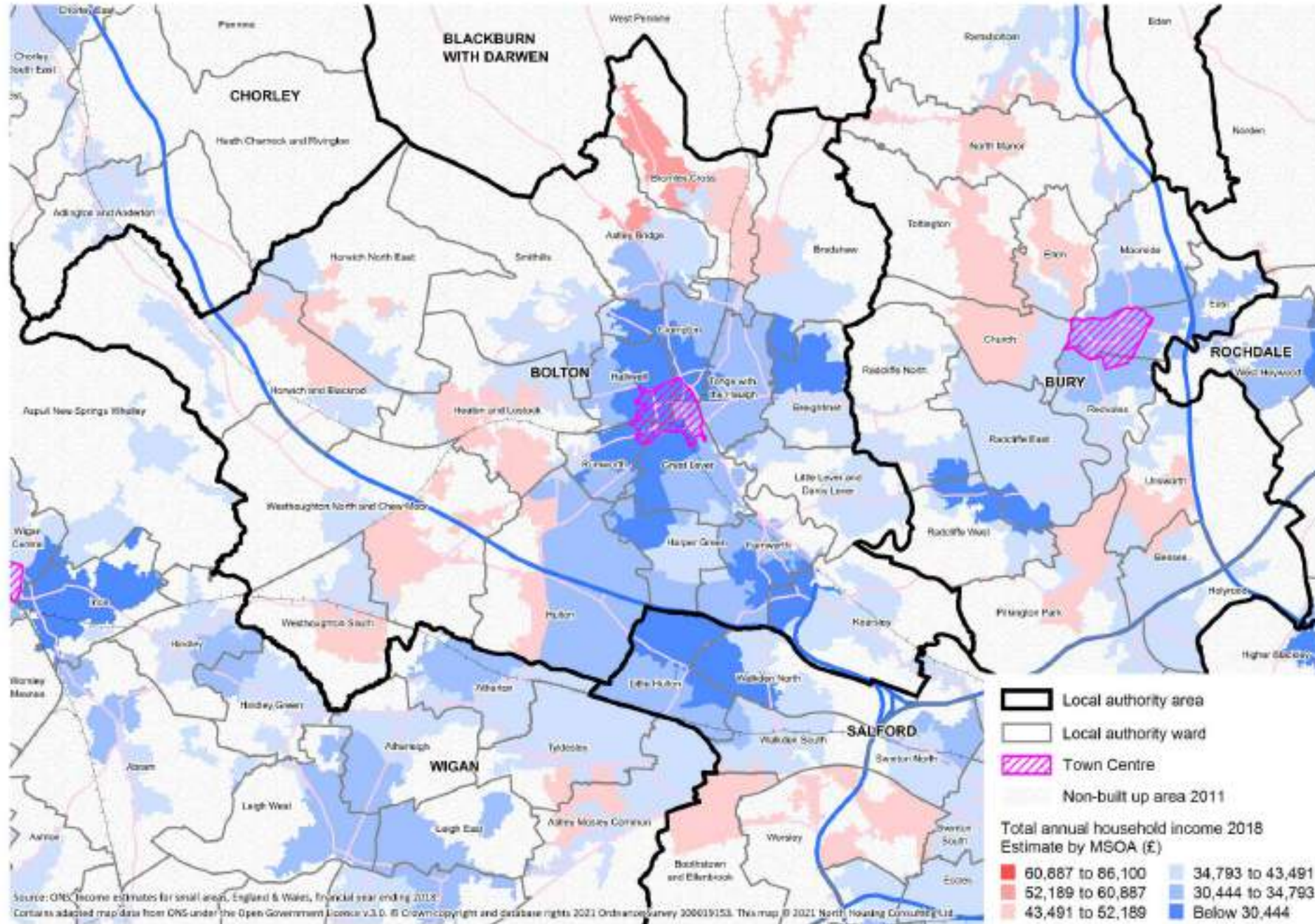
- “We need to get away from the beauty competitions and bidding for pots of money, to give us that autonomy” - Tracy Brabin Mayor of West Yorkshire
- “We can rise together if you make the cities closer in terms of productivity, we’re not necessarily competition, are we? It’s happening, but there could be so much more happening” – Andy Burnham Mayor of Greater Manchester

Employment 2003 to 2019: Percentage change in localities with 500+ Updated

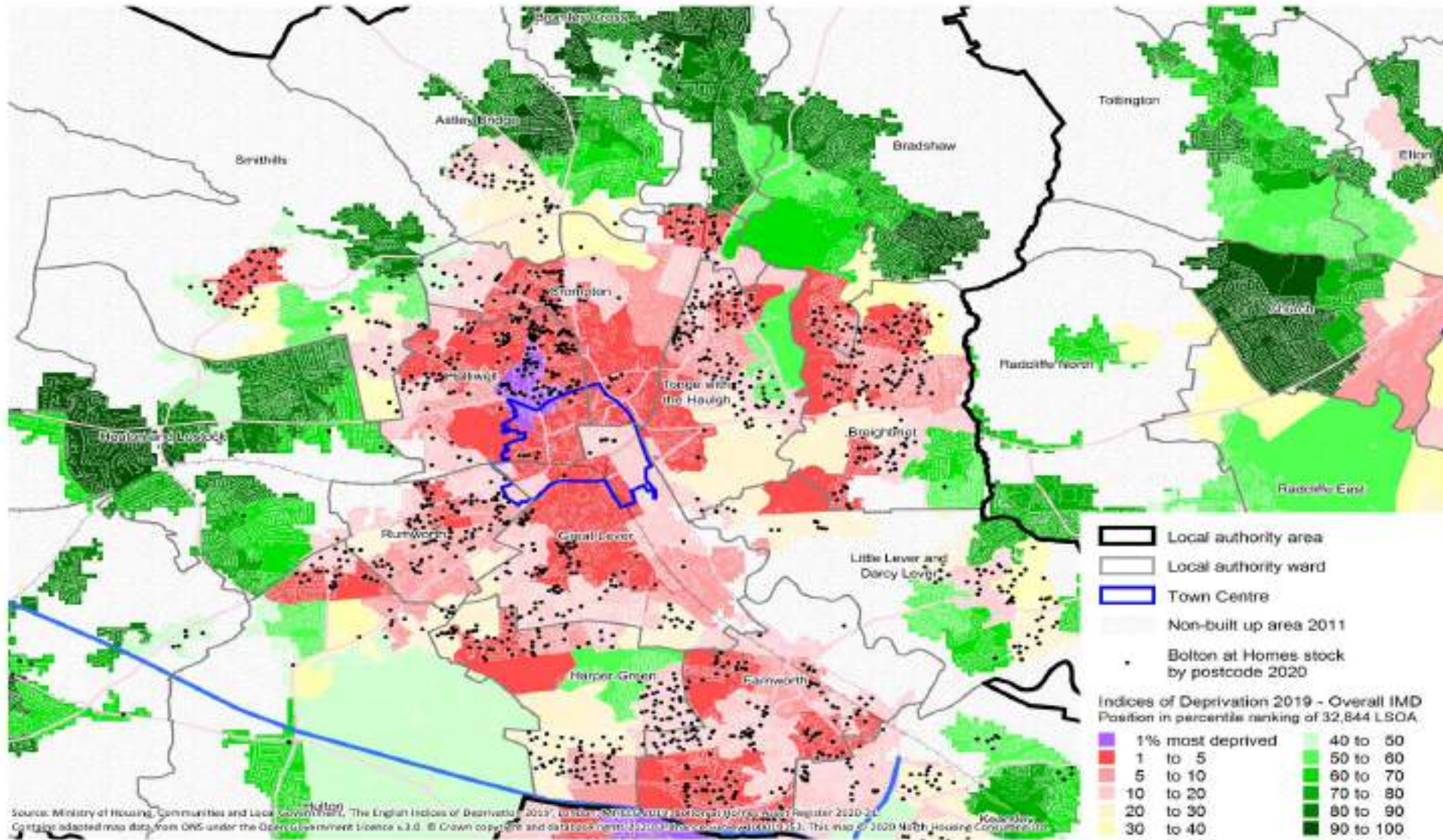


Total annual household income 2018

New



Strategic Resource decisions



The Challenges and opportunities for Bolton...

Opportunities!

Community Investment

Community events and projects targeting, social isolation, anti poverty, developing skills and training and accessing sports and arts/culture locally.

5,213 individuals participated in our regular groups and projects, benefitting from regular interaction / support / engagement.

Supported 948 volunteers in our communities to support the delivery of

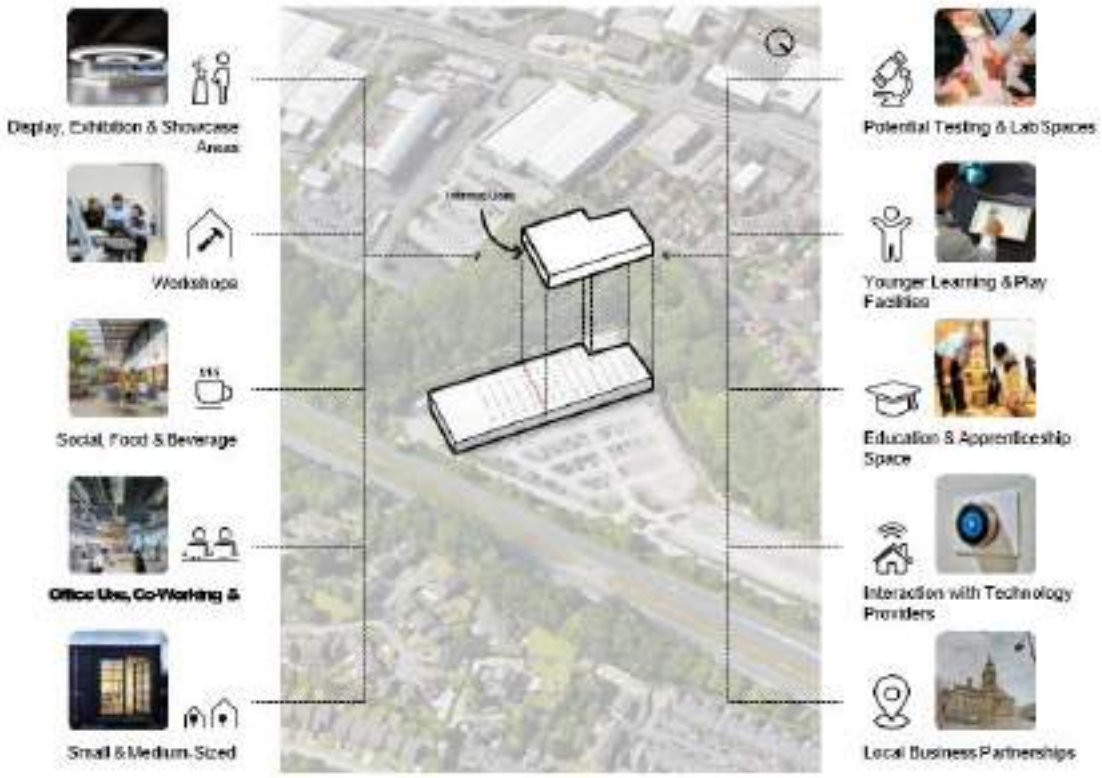
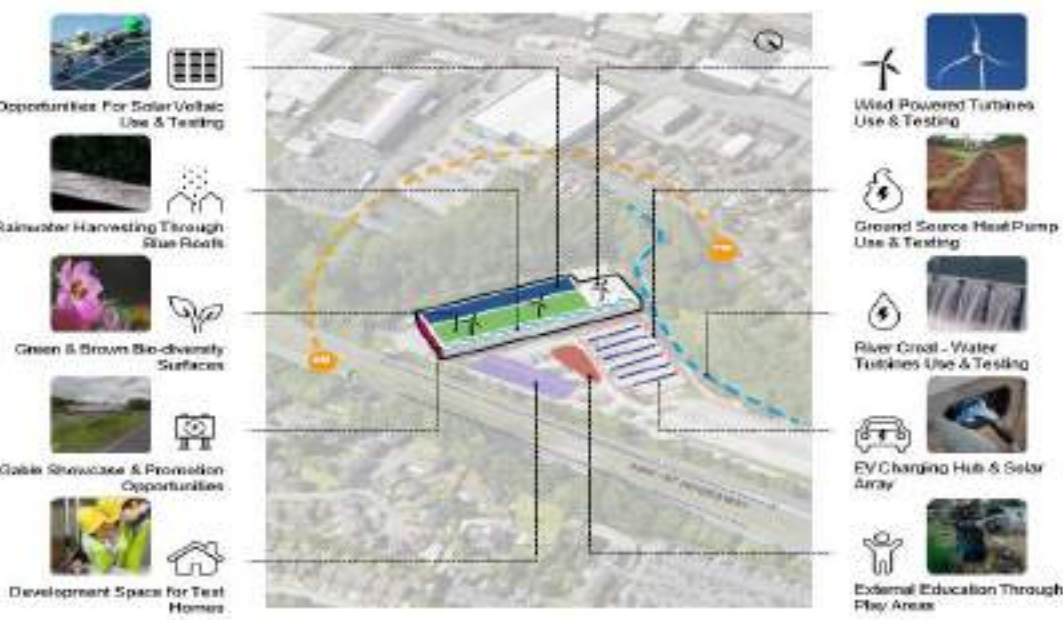
22 community growing sites and outdoor spaces

Running 12 community buildings

Running 92 groups, over 100 projects and activities based on and around school holidays and holiday hunger initiatives.

Supporting individuals within our communities to link and develop their own local support network.

Greenworks! Potential uses/ideas



Greenworks- A Green tech. hub for Bolton and beyond....

Goal:

- **To create a regional centre of excellence - A "Green Hub" for Bolton, GM and potentially a wider audience.**

Key opportunities and drivers:

- Centred in the town centre "shatterzone" and bordering other key regeneration sites
- Direct Public Transport routes from across the borough, but particularly well-located for some of the most economically challenged wards
- Partnerships – Urban Outreach already a key partner

Main work streams:

- Carbon reduction - training, up-skilling, retrofitting, education, employment and awareness raising
- Green business – start-ups, business development, R&D, 'maker space' and business support
- Food Hub - sustainability for the humanitarian food challenge now and into the longer term

Bolton
at Home



Training and Enterprise Opportunities

Technical:

- Technical trades associated with housing retrofit and carbon neutral technologies for in-house, sector and commercial partners and local businesses
- Short courses to enable existing tradespeople to enhance their skills, knowledge and qualifications to enable retrofitting of green technologies. E.g. Existing electricians attending a short course to achieve qualifications needed to fit electric vehicle charging points to domestic properties.

Carbon literacy:

- Broad environmental awareness and personal carbon accountability for organisations, business, staff and customers
- Encompass the widest elements of a zero-carbon future – including areas such as behavioural change, transport, consumerism etc.
- Customer focused, centred on topics such as 'How to get the best from your Retrofit Home or Renewable Heating System

Enterprise:

- A hub for 'green' business to start up and receive training and support.



The take aways!

No easy
answer

Money,
money, money

Do what you
can

Don't do it on
your own

Understand
the why

Pump up the
volume

THE CHALLENGES AND OPPORTUNITIES OF LEVELLING UP

LIVEABILITY: WHAT MAKES A PLACE WORTH LIVING IN?

Charlotte Carpenter, Executive Director of Growth and Business Development, Karbon Homes

Levelling Up = Liveability

What makes a place worth living in?

Charlotte Carpenter
Executive Director, Business Development and
Growth
Karbon Homes

Karbon's Vision is A Strong Foundation for Life

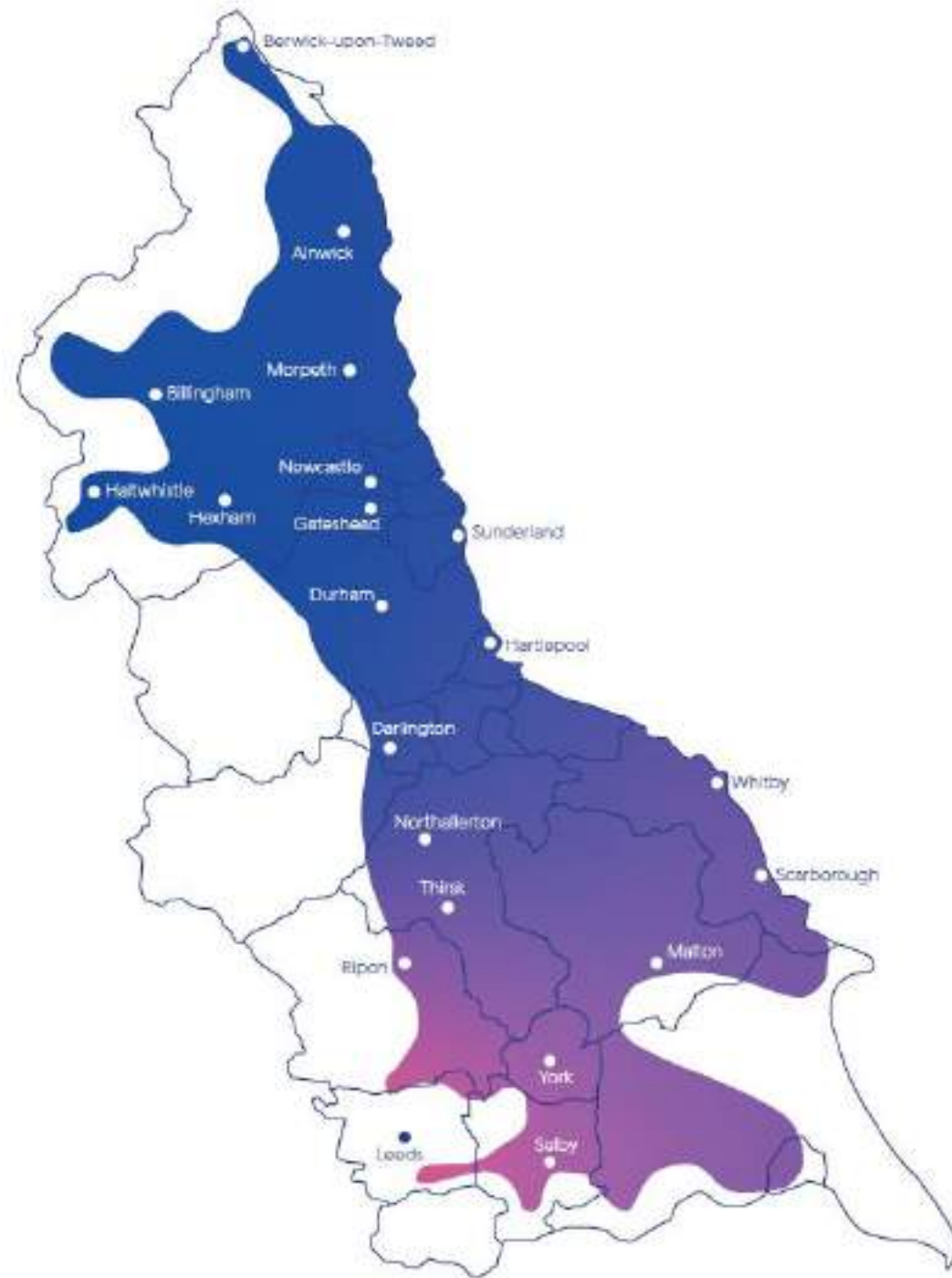
At Karbon we build, manage and look after affordable homes for people across the North. And then we go further, we give them the strong foundations they need to crack on with life.

Our three strategic aims:

- To provide as many good quality homes as we can**
- To deliver excellent service to our customers**
- To shape strong, sustainable places for our communities**

Our footprint covers the North East of England and Yorkshire, with almost 30,000 homes across diverse communities.

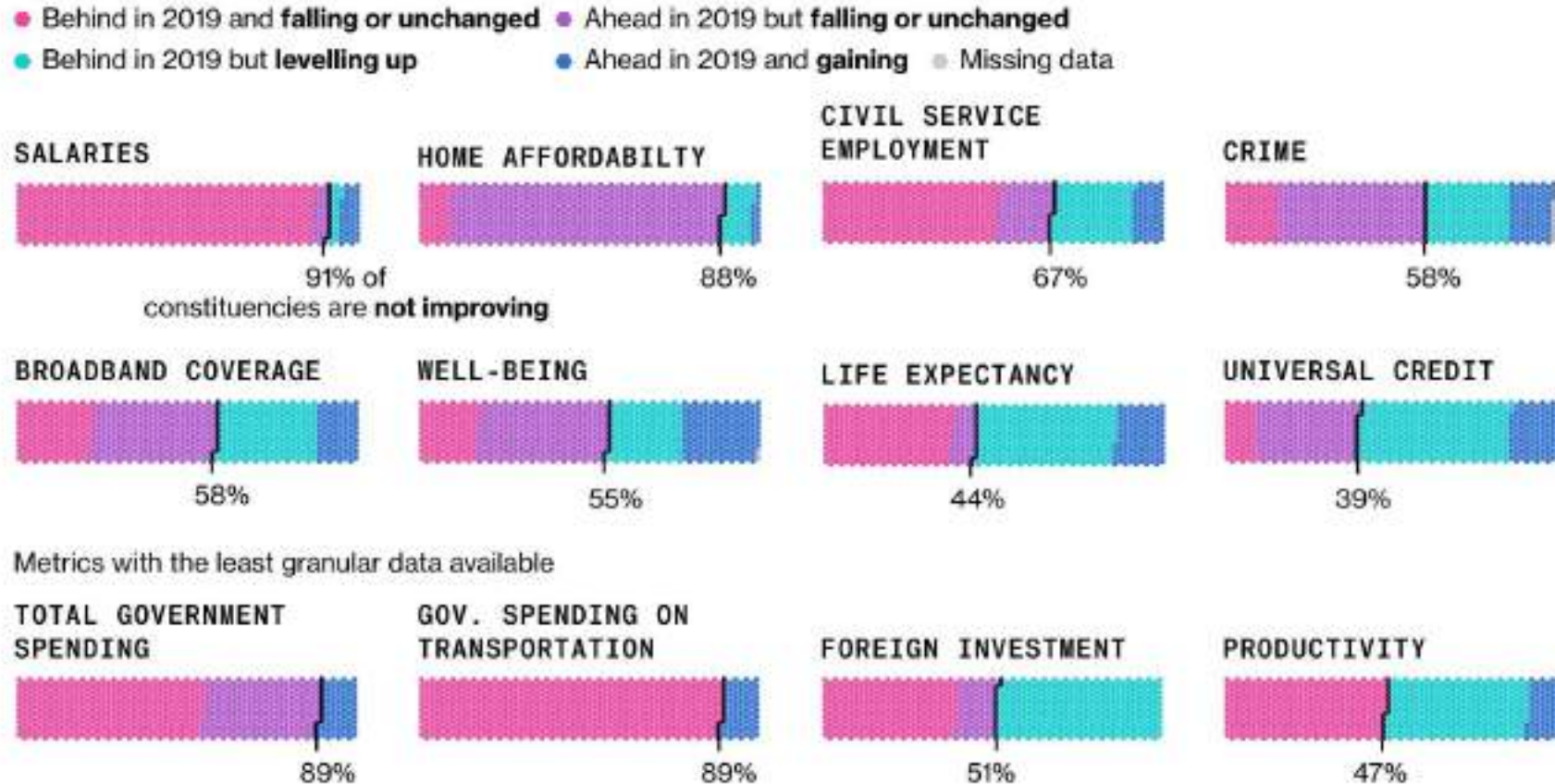
Where we
operate...



Liveability gap is has widened further since 2019

Most Constituencies Are Doing Worse in Most Metrics

In 9 out of 12 metrics, the performance of most constituencies relative to London and the South East is now worse or unchanged compared to 2019



Source: Bloomberg.com 24th June 2022

Mind the Gap: Healthy life expectancy

Ponteland South



Liveability Gap: In our customers' words

“

I used to have a drug problem and now I have a drink problem. I'm 39 years old and I've never had a job and it feels like it's too late now.

North Shields resident

”

”

There's been no investment since Margaret Thatcher closed our pits and there's been a slow decline. Even the sewing factories are closed now too.

“

Blyth resident

”

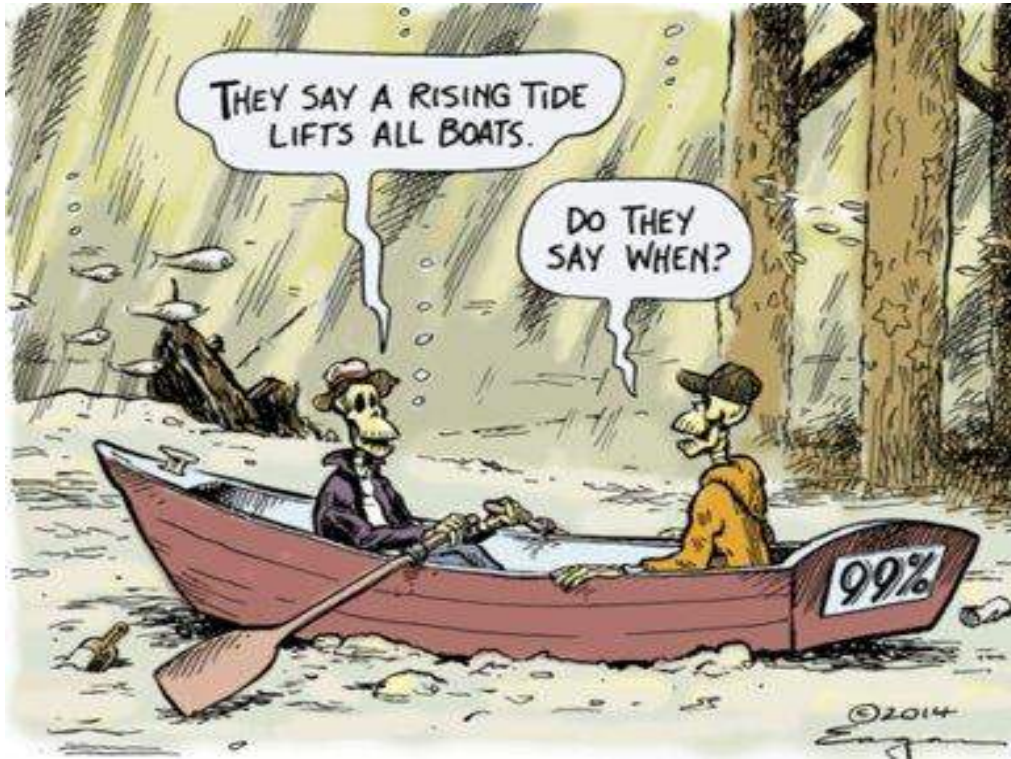
“

“There's a problem with safety in the evenings, where can you go for a meal or drink in the town centre that feels safe?”

Blyth resident

”

Ensuring that 'Levelling Up' moves beyond rhetoric and supports more liveable and better places



Housing providers as 'Anchor Institutions'

Providing affordable homes

Almost **455,000** homes owned or managed



Affordable homes for nearly **1 million** people



1 in 3 of all social rented homes in the North

Building homes to address the housing crisis



Over **12,000** homes built over the past three years...that's **1 in every 8** new homes in the North

18,600  **3 YEARS**

more homes planned over the next three years, an increase of over **50%**

Creating employment on a big scale



Between us we employ **17,500** people



That's similar to the combined workforce of Toyota and Ford in the UK



We support an estimated **30,000** other jobs through our supply chain

An important 'cog' in the northern economy



We spend over **£1 billion** building and maintaining homes each year
With a combined turnover of over **£2 billion** and assets of **£13.5 billion**



The Foundational Economy



The Foundational Economy is made up of the everyday goods and services we all use and need.

Care and health services, food, housing, tourism and retailers on the high street are just some of the examples of the foundational economy which improve people's experiences of everyday life.

Welsh Gov



Core principles of the FE Approach:

- *Emphasis on lives worth living*
- *Asset based approach;*
- *Learning from experiment;*
- *Participatory & partnership-based;*
- *Residual Household Income is a key measure of prosperity.*

Stanley Place Pilot

- *Foundation Economy*
 - *Consulting with customers, residents, colleagues and stakeholders*
 - *What are the strengths and challenges of where they live?*
 - *What do they want Karbon to do?*
- *Strong themes:*
 - *High street and pride in place*
 - *Local shopping offer*
 - *ASB and young people*
 - *Jobs*
 - *Transport*
 - *Costs of housing, transport, utilities, childcare*



Community Renewal Fund: New Start Placements



- 33% physical health issue or disability
- 18% learning difficulty
- 17% ethnic minority group
- 51% have dependent children
- 10% ex-offenders

- 24% had no formal qualifications
- 20% had 'Lower secondary' as their highest level of qualification
- 79% claimed UC before New Start
- 33% have never previously worked



Think big

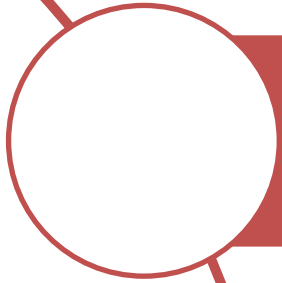
THE CHALLENGES AND OPPORTUNITIES OF LEVELLING UP

**TACKLING INEQUALITY: HOUSING AS THE
LYNCHPIN BETWEEN COST OF LIVING, CLIMATE,
AND HEALTH**

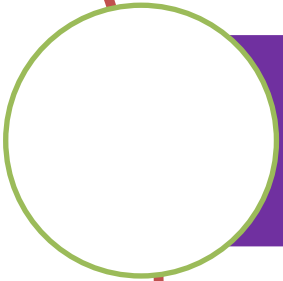
Naz Parkar, Director of Homes and Neighbourhoods,
Kirklees Metropolitan Council

Liveability in ‘the eye of a perfect storm’

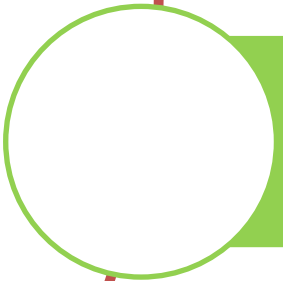
Naz Parkar – Director of Homes and
Neighbourhoods – Kirklees Council



Landscape



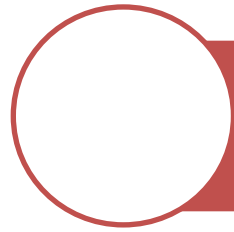
Action in Kirklees



Outcomes



Looking ahead



Kirklees

- Part of West Yorkshire MCA
- Population of 484,000
- A mix of diverse towns and villages
- A little over 22,000 homes
- Since 2002 – ALMO
- Transferred into the council in April 2021



A Perfect Storm?

- Lessons from the pandemic
- Cost of living
- Energy Security & Supply
- Brexit
- Ukraine War
- Climate Change





Landscape – The carbon context

- Kirklees commitment: To achieve 'net zero' carbon emissions by 2038, along with the adoption of an 'science-based' carbon budget
- Social housing stock accounts for 66% of carbon emissions for council-owned stock inc. corporate estate
- Current CO2 emissions across Council's Housing stock is 52,388 tonnes per year
- 55% of properties are band C or above – 45 % need to receive measures prior to 2030

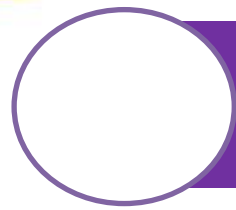
Landscape – The carbon context

- Even with SAP C rating, total CO2 emissions across housing stock would be approx. 42,834.
- Is band C ambitious enough?
- To offset 42,834 tonnes of CO2 we would need to plant 2,141,000 trees



Landscape – People

- 1 in five homes in England do not reach decency standard
- Two-thirds of tenants in Kirklees claim a means tested benefit
- 45% have prepayment meters
- Household budgets were tight before the economic shocks
- Average energy bill prior to recent uplifts was £542.00- now £780 in April and a further increase expected in October.
 - Decarbonisation isn't their greatest concern?



Action in Kirklees

- Understanding the needs of tenants;
The 'big conversation';
 - Greenspace
 - Community
 - Lack of investment – feeling left behind
 - And now, the cost of living
- Place based engagement sessions
- Partnered with the University to understand what tenants value most about their homes



Action in Kirklees: Retrofit

- Fabric first complemented by key measures informed by tenant's voice esp on external look and feel
- Retrofit has prompted us to rethink how we maintain our homes
- Bringing together of services to support sustainability
- Upskill and create job opportunities
 - Consultancy Team
 - MCS Accreditation
 - Retrofit Coordinators
 - Apprenticeships

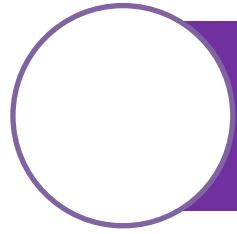


Katrina Jackson, Abbey Road resident said;

I am so happy with all the work done. My home is more comfortable to live in without any heating on and the areas that were cold, like the stairs and gable end, are much warmer than before. I can have a shower, do a wash have the TV on and my daughter can watch TV in her room without having to worry about the cost.

- Sir Keir (Starmer) "really impressed" and after speaking with tenants said [energy bills had plummeted.](#)





Action in Kirklees: Passivhaus & MMC

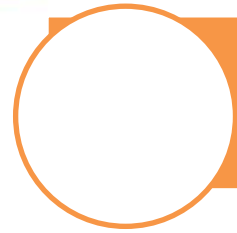
New Build

- 125 unit low carbon housing development. 20 homes will be constructed to certified Passivhaus standard with remainder of the homes achieving a minimum 31% improvement on current part L
- 10 unit development of bungalows using modern methods of construction.



Outcomes

- PAS2035 and Passivhaus standard homes
- MSC, retrofit coordinators and assessors
- Apprenticeships and employment opportunities
- Tackling health issues through high quality housing
- Feed in subregional outcomes to regional planning - combined authorities, regional government and metro mayors



Looking ahead

- However none of this is possible without national government:
 - Offering policy certainty
 - Appropriate funding programmes that recognise the true costs
- Locally, that shouldn't stop us we can get on with:
 - Development of a retrofit strategy and mechanisms of delivery.
 - Climate energy action plan – being informed by stakeholders across the council.
 - Climate emergency and fuel poverty cannot be tackled in isolation. There is the need for regional collaboration and a compelling offer to engage government, supply chain, financial bodies and most importantly our communities

WHAT NEXT FOR PLACE & PLACEMAKING?

George Payiatis, Senior Urban Designer, Create Streets

CREATE Streets

What next for place and placemaking?

14 June 2022



What we do

What is CREATE streets?

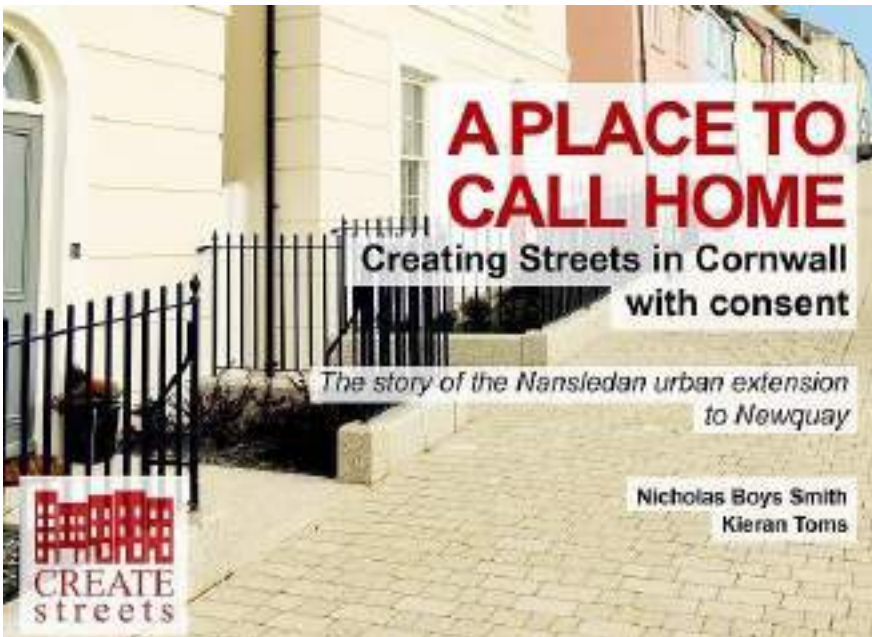
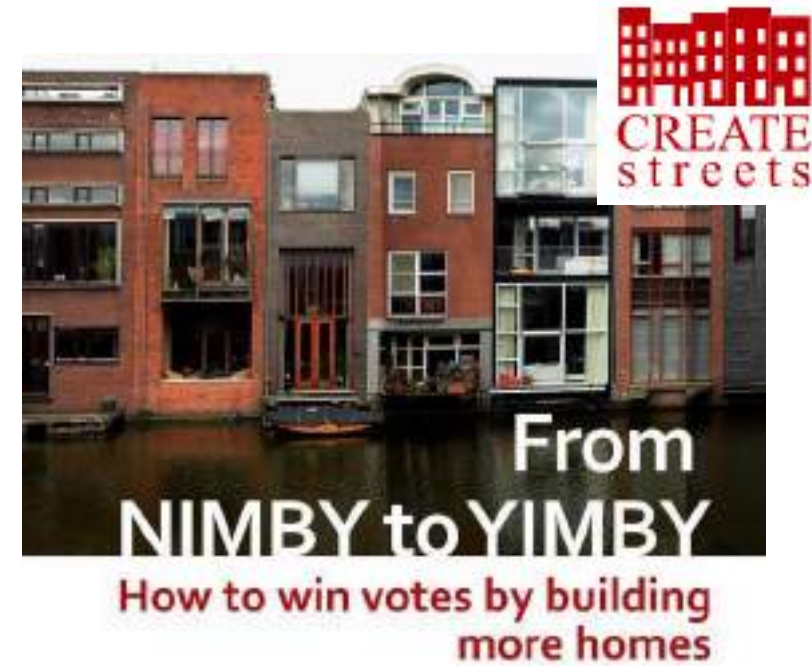
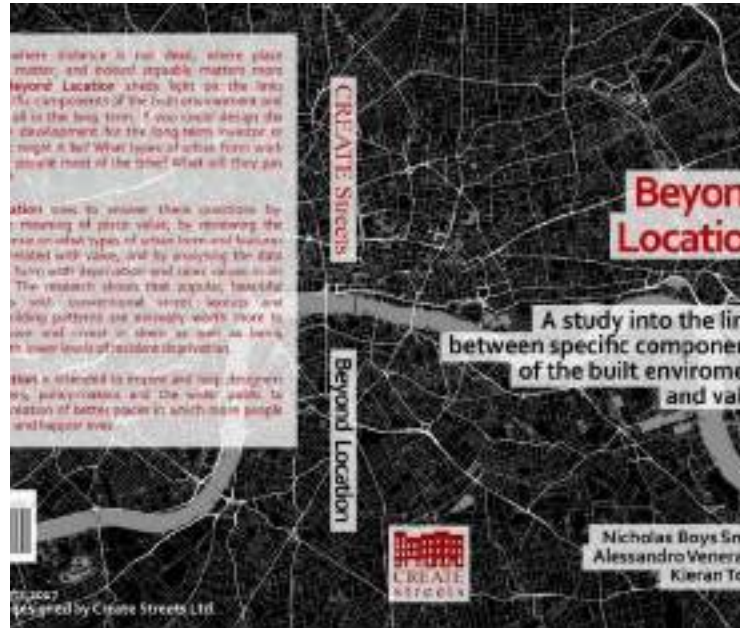


Create Streets is a London-based social enterprise with an associated charity (the Create Streets Foundation).

We exist to make it easier to co-create popular, beautiful, walkable and healthy street based places with strong local support and which residents will love for generations.

1. We do research into what people will support in the built environment, where they are happy, why and what they'll pay for. We do comparative analysis of planning systems, of why people oppose new housing and how to change their minds.
2. We also work with neighbourhood and community groups, councils, landowners and developers to put it all into practice.
3. We take an active role in the debate on planning policy in UK and beyond.

We can point to an increasing number of places where we are building increased support for new housing and unleashing the ecumenical desire for better more beautiful places.



What do we do –
research and publications

Our latest book – what streets & squares do people want to be in

What turns space that is public into a public space? Why are some streets and squares valued and others shunned? Why do people tend to prefer some places rather than others? And how does this affect their behaviour? This study summarises existing research and sets out important new primary research (the most far-reaching ever conducted) into why people like some squares, spaces and streets and avoid others. The authors propose ten steps to help design beautiful and popular public spaces in which more people will want to be for more of the time.

"A masterful study which recognises that satisfying streets and squares are not lucky coincidence but the result of a number of ingredients that we can and must plan for when designing cities. An artful recipe book for that most crucial of human achievements: good cities."

Alain de Botton

"Bursting with evidence and case studies from around the world, Of Streets and Squares is a super-powerful tool for creating delightful public space in cities. This book makes me very happy."

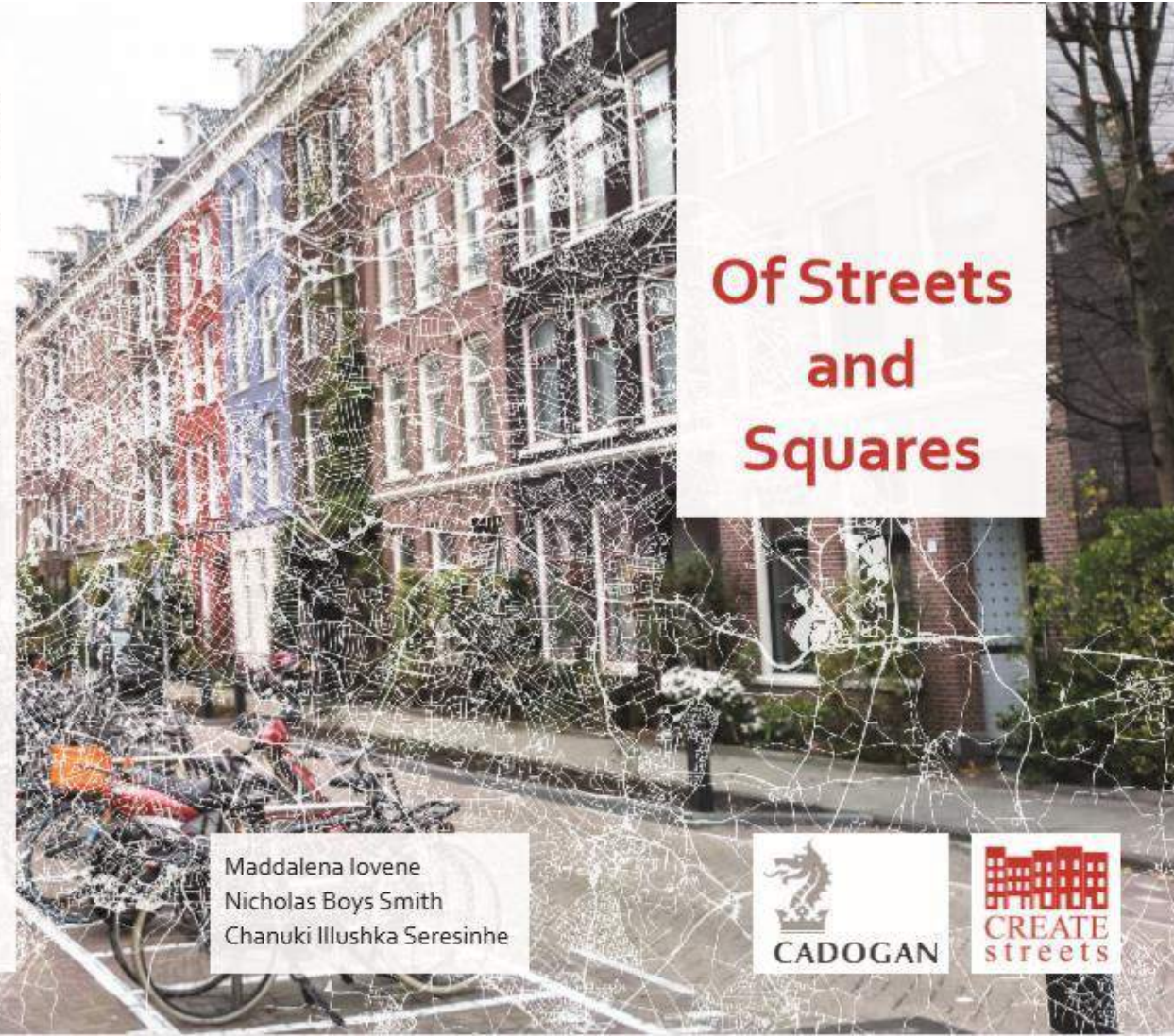
Charles Montgomery

"Wonderful work setting the paradigm for healthy, humane new development in the 21st century."

Ann Sussmann



£15.00
©Create Streets 2019
Published and designed by Create Streets Ltd.



Maddalena Iovene
Nicholas Boys Smith
Chanuki Illushka Seresinhe



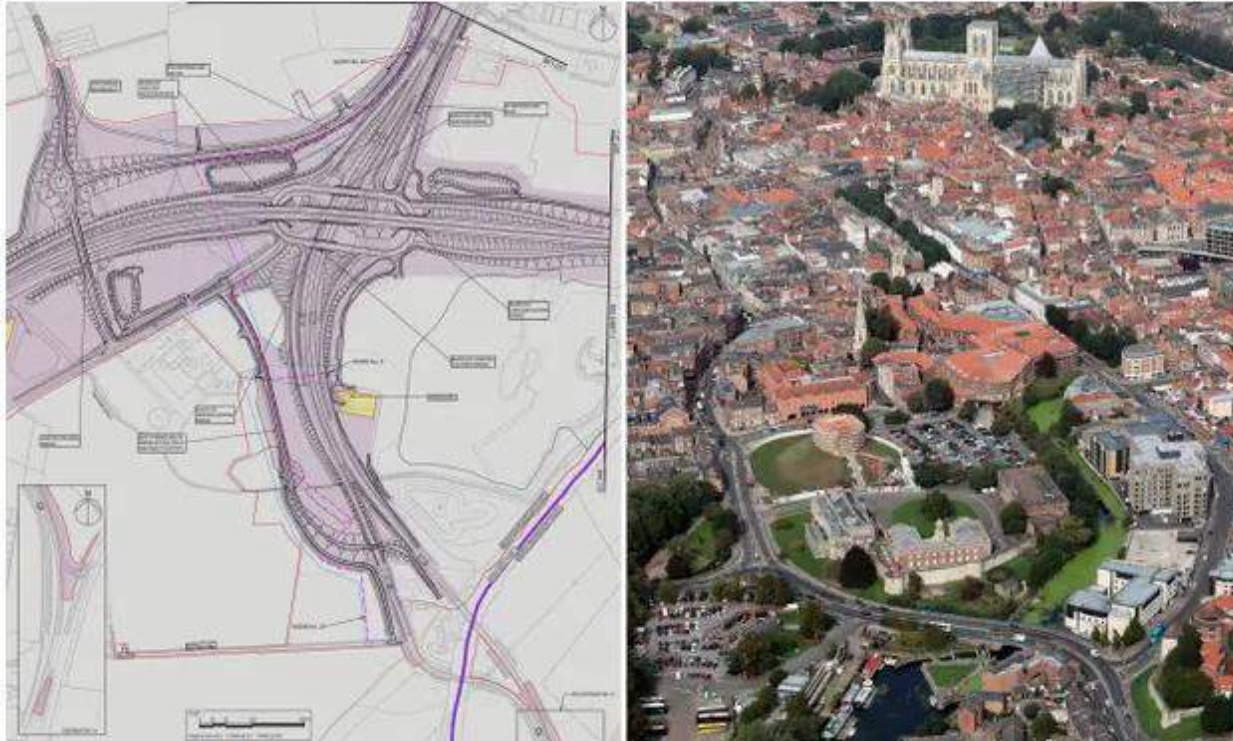
We are changing the public debate on design...



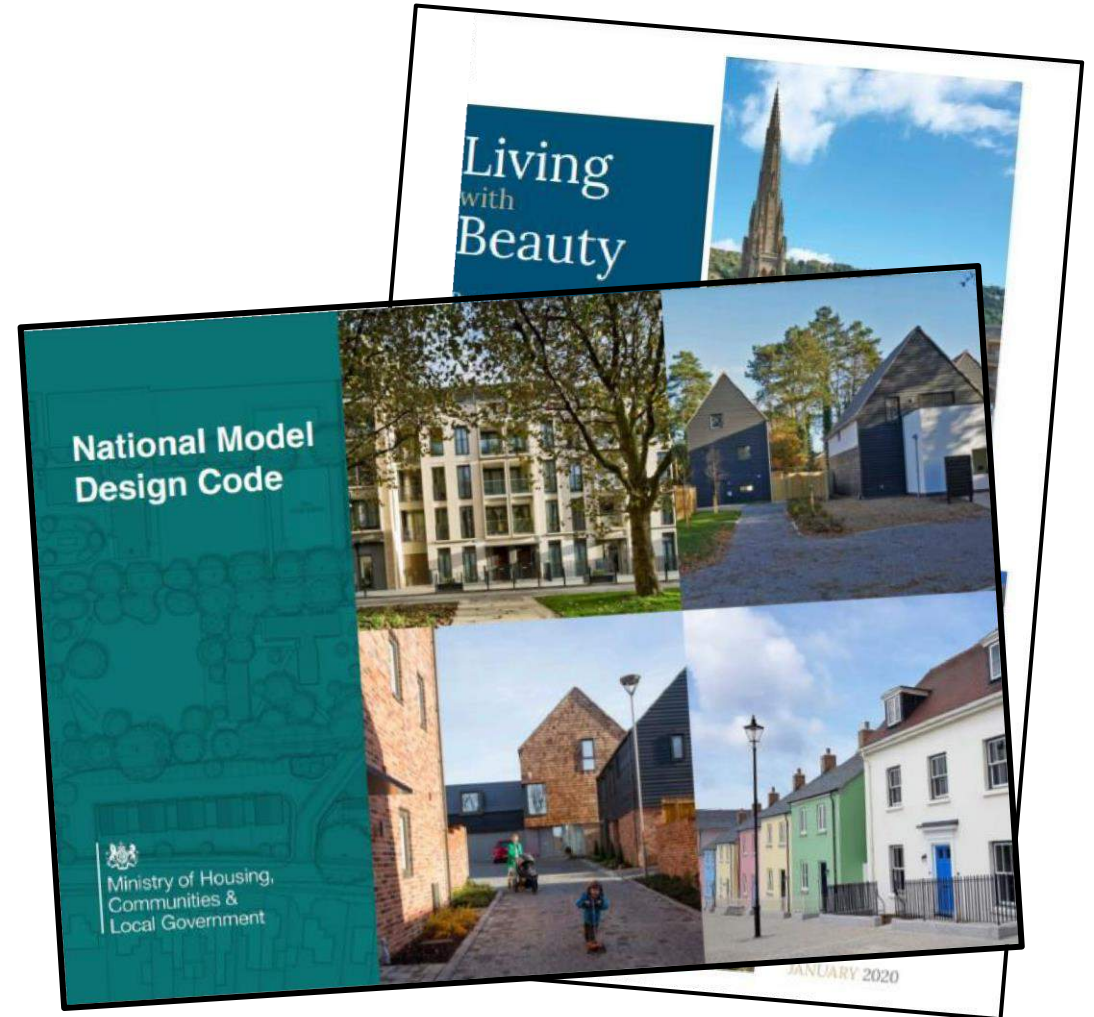
We are pushing back at existing guidance

'Computer says road': call for change to 'crude' planning models

Campaigners say programs that prioritise new road building should be banned from design of new developments



📷 The planned Black Cat interchange near Bedford covers a space bigger than York city centre.



We are pushing back at existing guidance



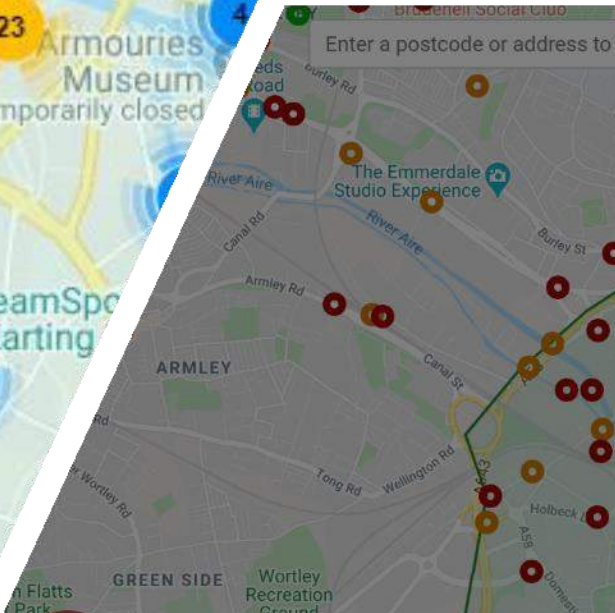
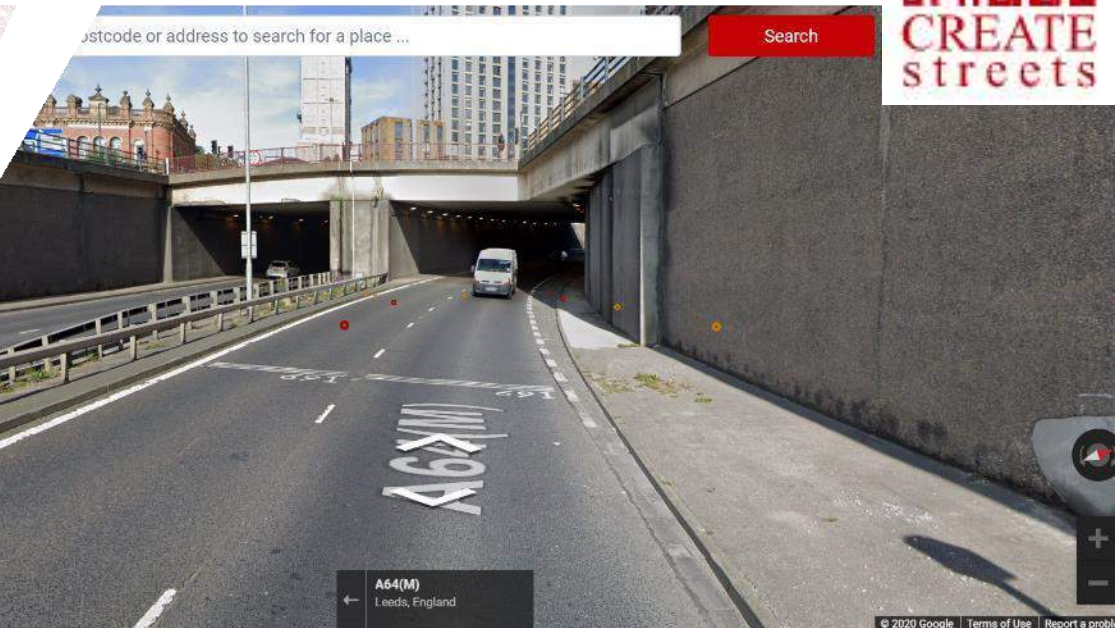
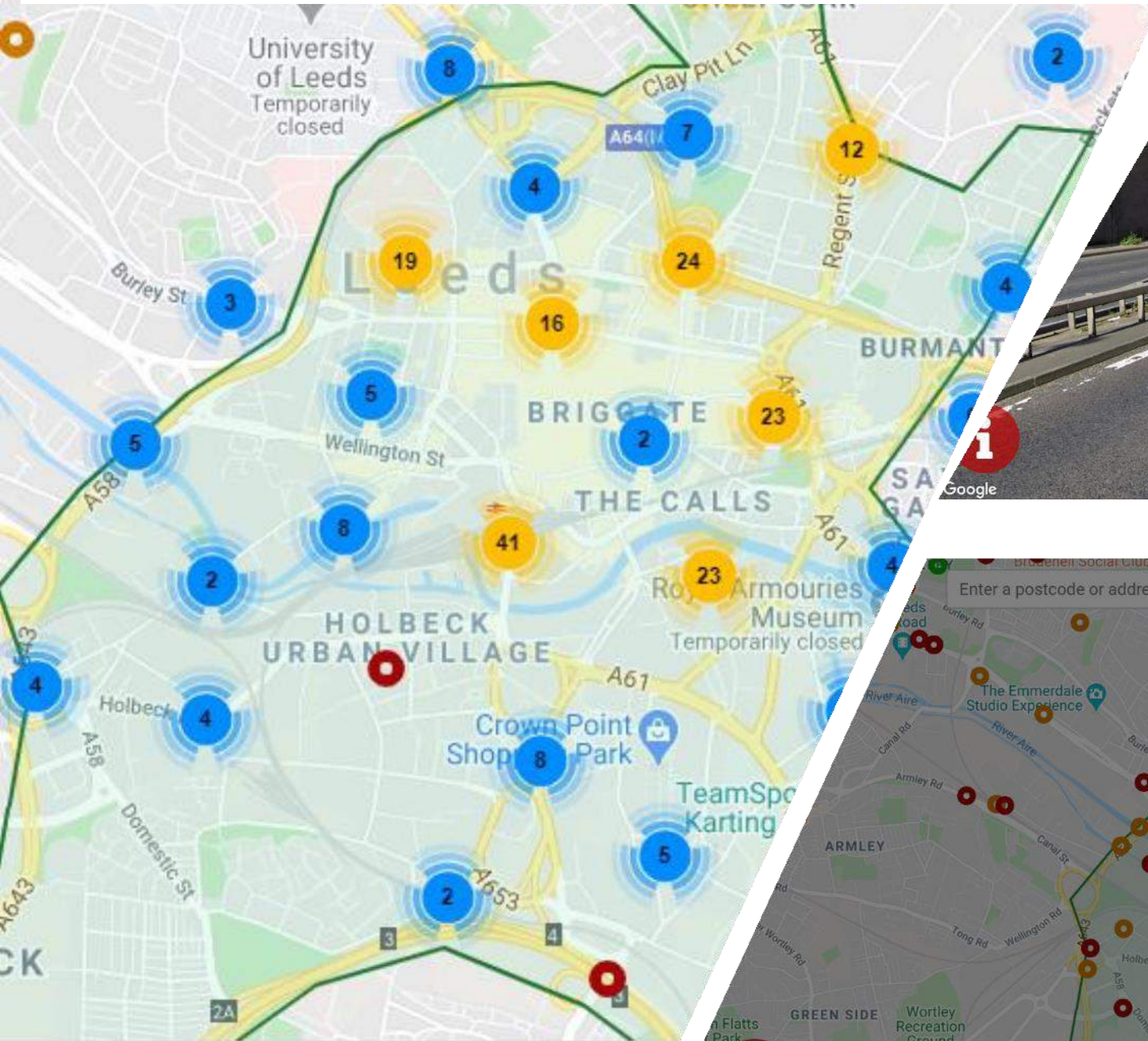
58.85 fps
91k draw() calls
1.7k triangles, 88.6k vertices
75 textures, 52.97 MB VRAM (approx.)



We “engage deep” - co-design with residents & neighbours



We "engage wide" - online mapping platform for community engagement



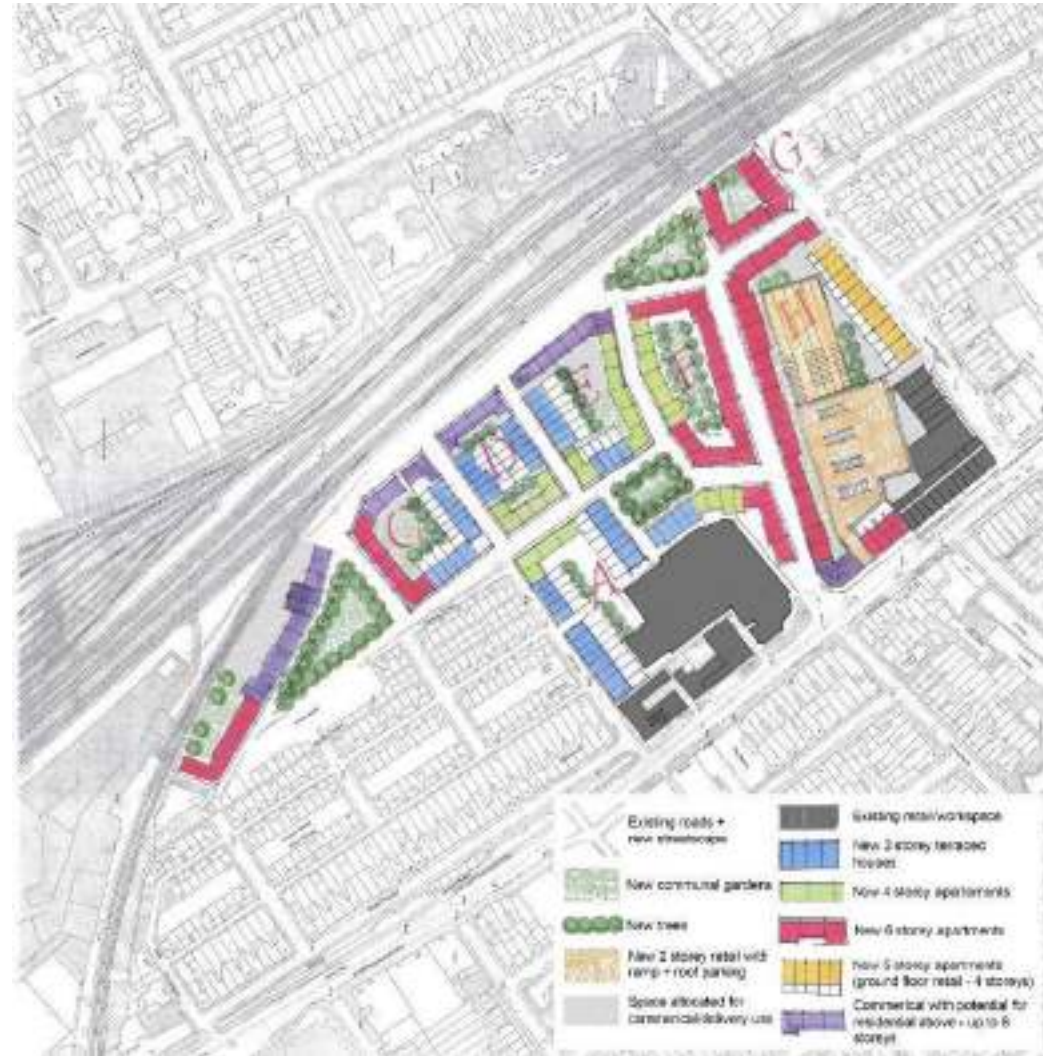
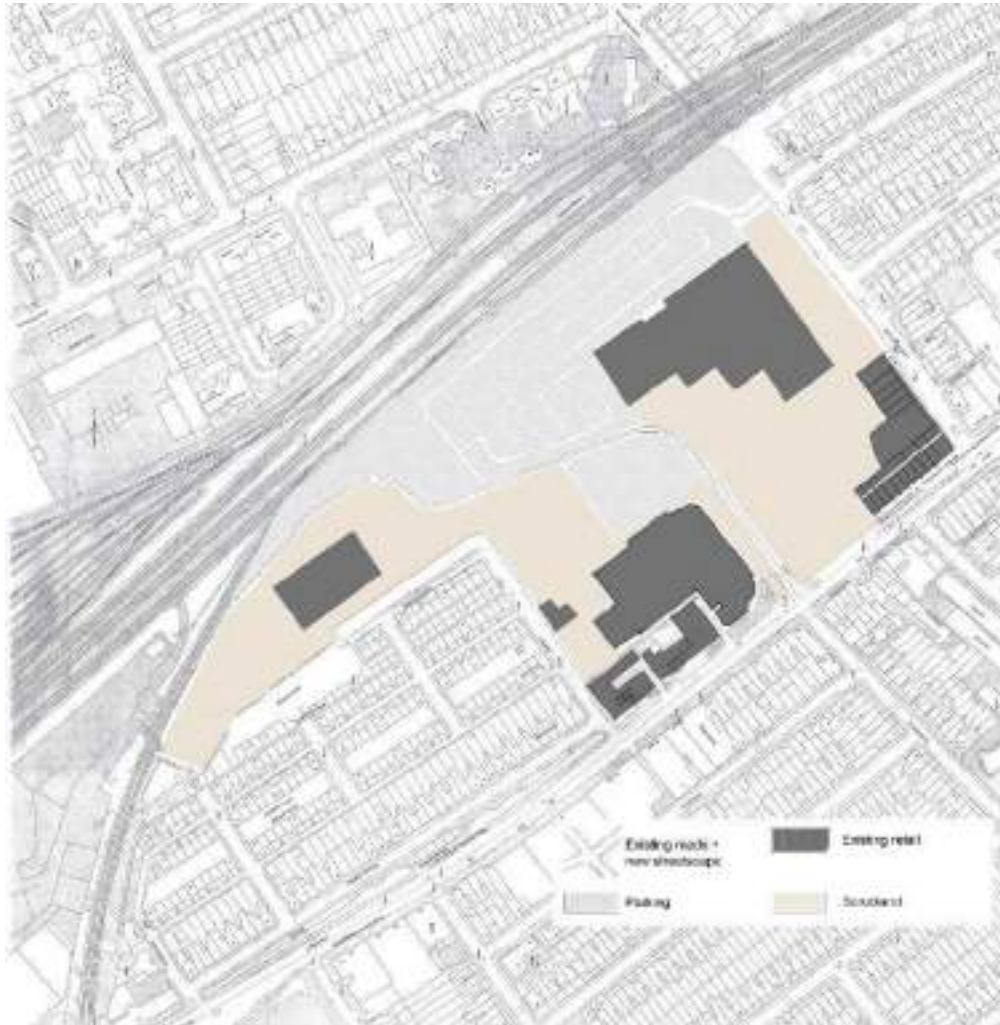
What do you think...

How do you feel about this place? *

What specifically do you like, dislike or want to improve in this location under lockdown?

If you suggested an improvement, would you keep this after lockdown is lifted?

We use this evidence to create new places



Community-led design: Mount Pleasant



- 99% support in local survey of 258 residents
- Developer's comment: "very beautiful. You'll never get it through planning."
- Local comment: "the whole of London would fight for Mount Pleasant Circus"



- Community-led alternative to unpopular proposals for Royal Mail site in Farringdon.
- More housing and accessible open space than unpopular proposals.
- Fits in to surrounding streets better than unpopular proposals

Through design coding we work to ensure that places 'fit in' with their surroundings.



We support popular and healthy design



Questions we like to ask:



In all that we seek to do we ask:

- Would we want to live or work here?
- Will children be able to walk or cycle safely to school?
- Can you walk to a bus stop or train station?
- Will it be easy to know your neighbours but also to spend time alone with your family?
- Are we creating a green place with trees and planting as well as streets and homes?
- Does this place 'fit in' to its context? Have we looked beyond the red line?
- Are we creating a conservation area of the future?

Why design and
placemaking matters...

The challenges we need to solve



The need for new
homes



The need to be
carbon neutral by
2050...or earlier



The need to end
the scandal of 'left
behind' places



The realisation
that we need to
worry (far) more
about mental
health & well-
being

Place making plays a key role in bringing about regenerative change



The “economics of attraction.” Majority of successful places tend to have most of these

- Ready access to places of work
- Diverse and purposeful sources of employment
- Access to sufficient workforce

- Sufficient good, affordable and resilient homes
- Rich civic life: diverse network of neighbourhood & community groups
- Local sense of control (not being “done to”)



- A good, green, sustainable and healthy place to live
- Good local ‘anchor’ institutions (esp. schools) & public services
- Easy to meet daily needs without needing to drive
- A clear middle, good street pattern, greenery layered throughout

- ‘Couldn’t be anyway’ – clear sense of identity
- History and heritage cherished, cared for and enhanced

Our research tells us: Your environment can affect...



How happy
you are



How active
you are



How many
neighbours you know



How stressed and
anxious you feel



How much you fear crime
(or might suffer from it)



How proud you
are of your
neighbourhood



How likely you are
to suffer from
inflammatory diseases



How healthy
your diet is



How likely you are to
suffer from an air
quality related disease



How well
you sleep

Beauty matters

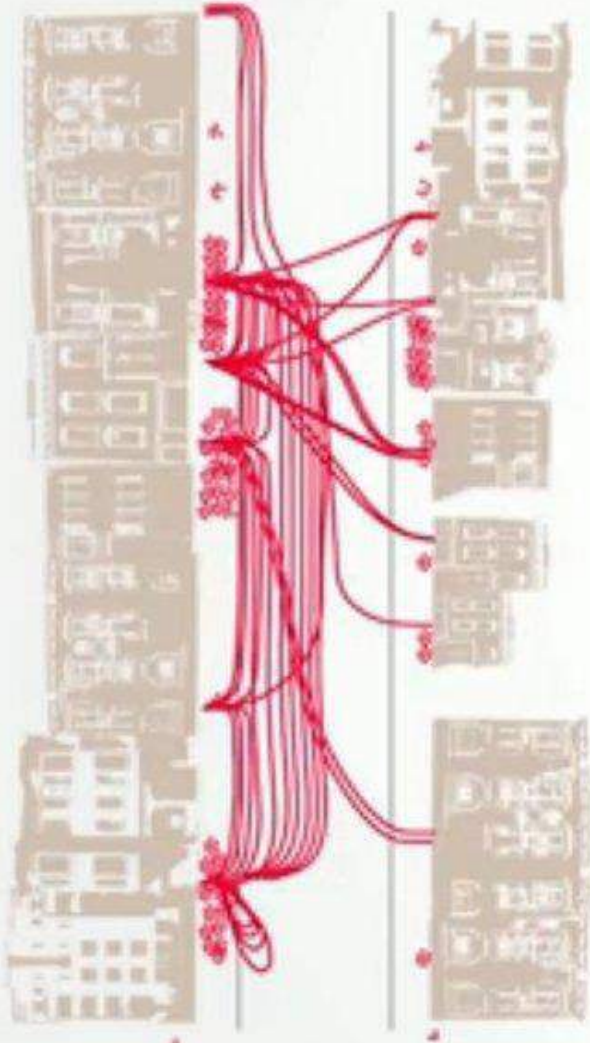
- Good design is not subjective. What most people like most of the time is fairly predictable and there are discoverable links between health, happiness, prosperity and sustainability.
- UK survey of 1.5 million ratings of 212,000 images.
- Beautiful spaces and places attract people.
- More 'scenic' places and living somewhere you find attractive is correlated with better health. This correlated more positively than the amount of greenery.



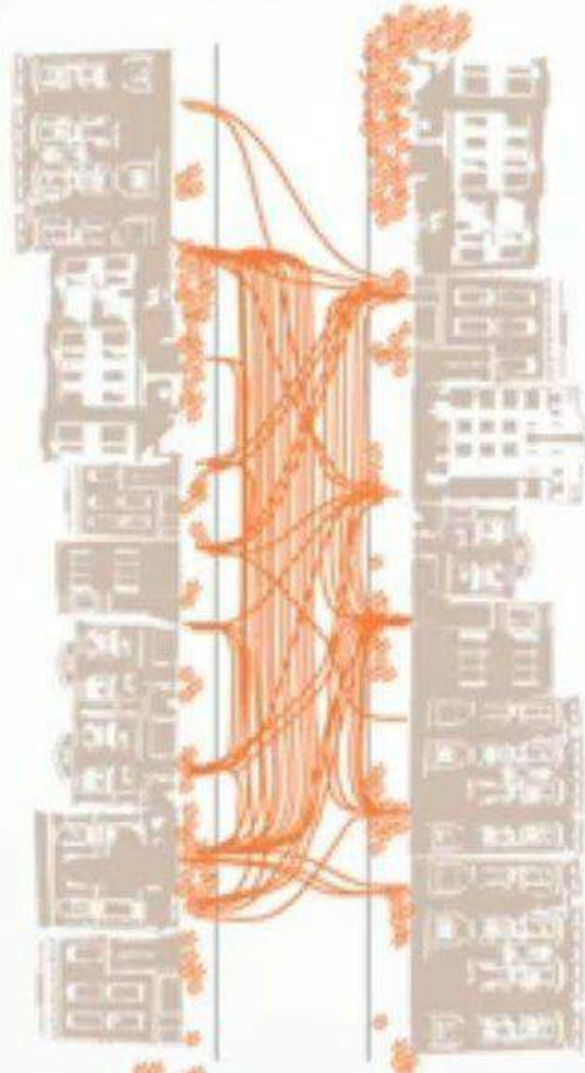
Traffic stops friendship and leads to social isolation – San Francisco / Bristol

Social Interactions on Three Streets - Neighboring and Visiting

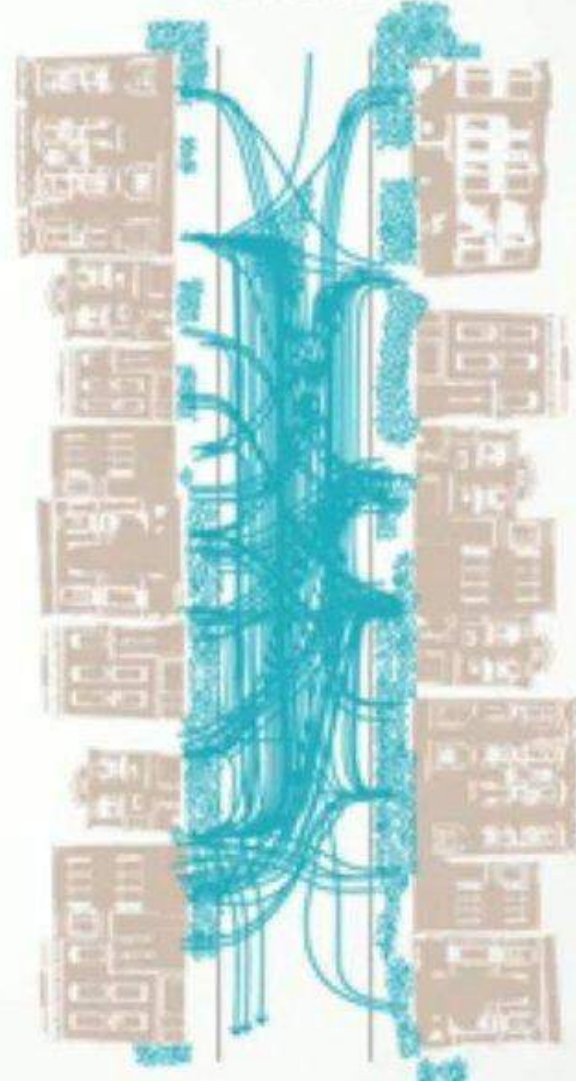
HEAVY TRAFFIC



MODERATE TRAFFIC



LIGHT TRAFFIC



Where people have friends
Where people gather

Streets with lots of cars have a malign impact on social connectivity

	'Heavy' Street	'Moderate' Street	'Light' Street
Vehicles per 24 hours	15,750	8,700	2,000
% renters	92%	67%	50%
Mean length of residence (years)	8.0	9.2	16.3
Friends per person (on street)	0.9	1.3	3.0
Acquaintances per person (on street)	3.1	4.1	6.3
Friendships 'across the street'	Few	Some	Many

Mixed use areas which combine retail, residential and commercial uses have more walking, cleaner air and fewer and shorter car journeys

(LEED-ND Core Committee Report, 2006)

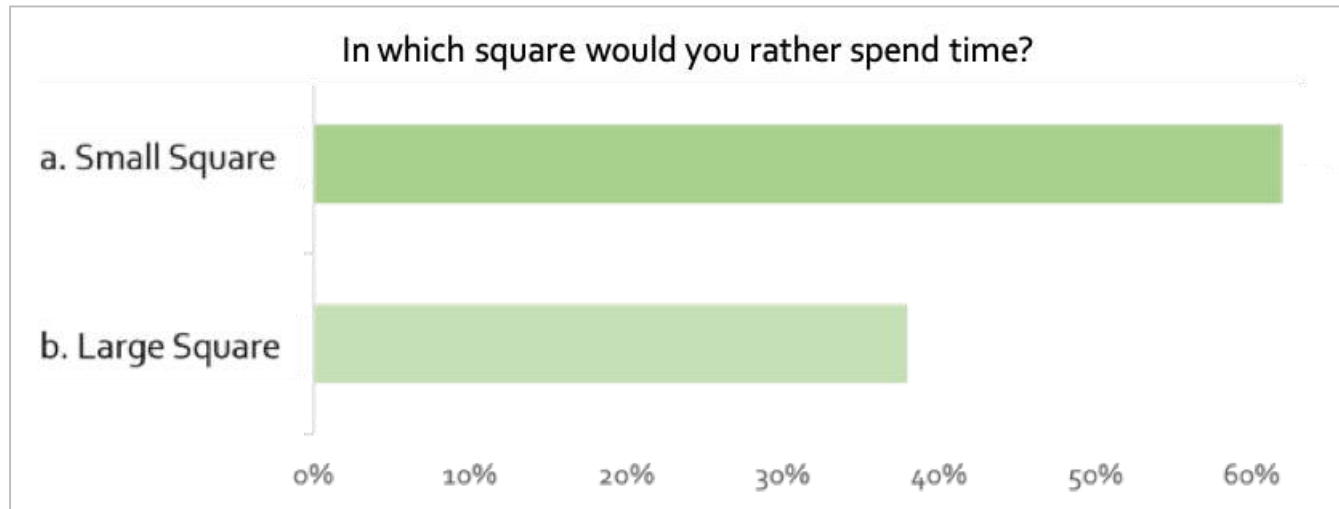


'Something that fits in with clear backs & fronts'



- Clear blocks & fronts
- Associated with lower crime (Perth & London studies)
- Less traffic
- More walkable
- More useable green space
- Reduced sense of separation from the surrounding streets

People appear to prefer slightly smaller squares with more enclosure



Height to width ratio of 1:1 vs 1:3



Green is good for you 'little and often'

Green is good for you...

- Famous study by Roger Ulrich, showed patients recover better with view of natural scene
- 9 studies correlate vegetation with lower levels of crime & expected crime.
- Communal gardens & actually gardening can be associated with higher happiness, wellbeing
- View of greenery gives 5-30% more value (above all over water or when rare)
- Studies link street trees with reduction in speed and crashes, improvement of air quality and of both mental and physical health

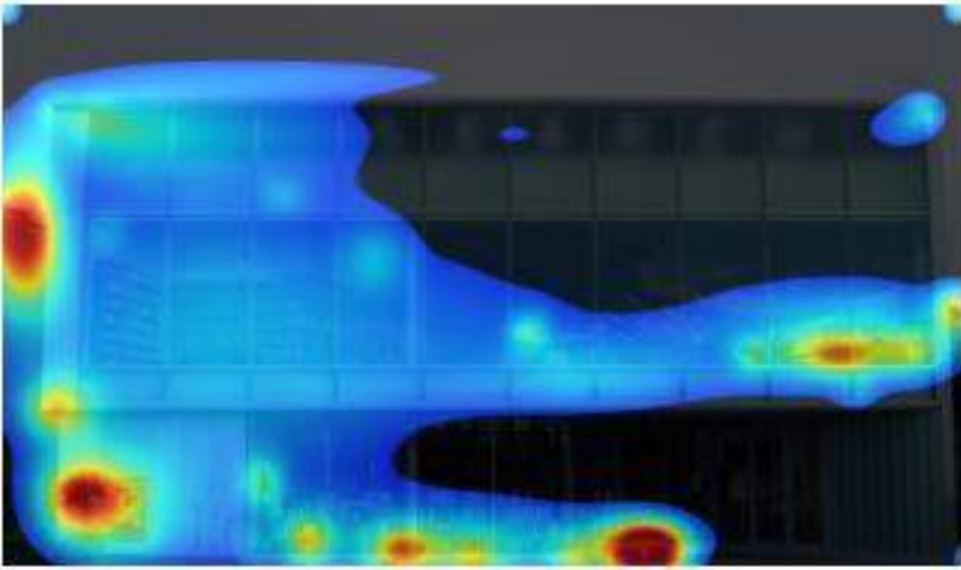
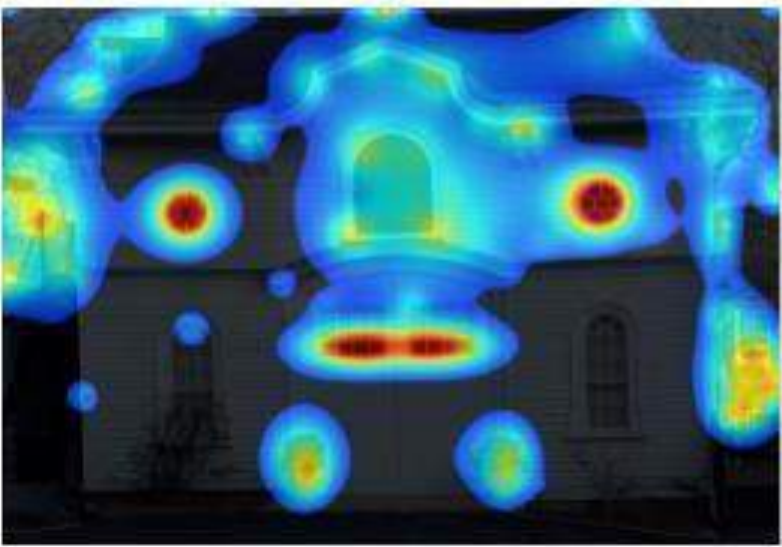
... except when it isn't

- 8 studies that associate levels of greenery with higher fear and more fear of crime – specifically with denser vegetation. One study does correlate with higher crime
- Beyond 2-3 blocks people visit parks far less. (US)
- Focus groups suggest preference for personal space vs communal
- Some popular & complex have unsustainable running costs
- Health correlates most with “scenicness” (sic) rather than greenery.
- Consideration must be given to relationship with rest of built environment.

Streets trees are associated with more walking, fewer accidents, slower cars, cleaner air and better residents' health



Our brains respond well to faces & symmetrical complexity



Source: Ann Sussman, Cognitive Architecture

Facades impact behaviour...

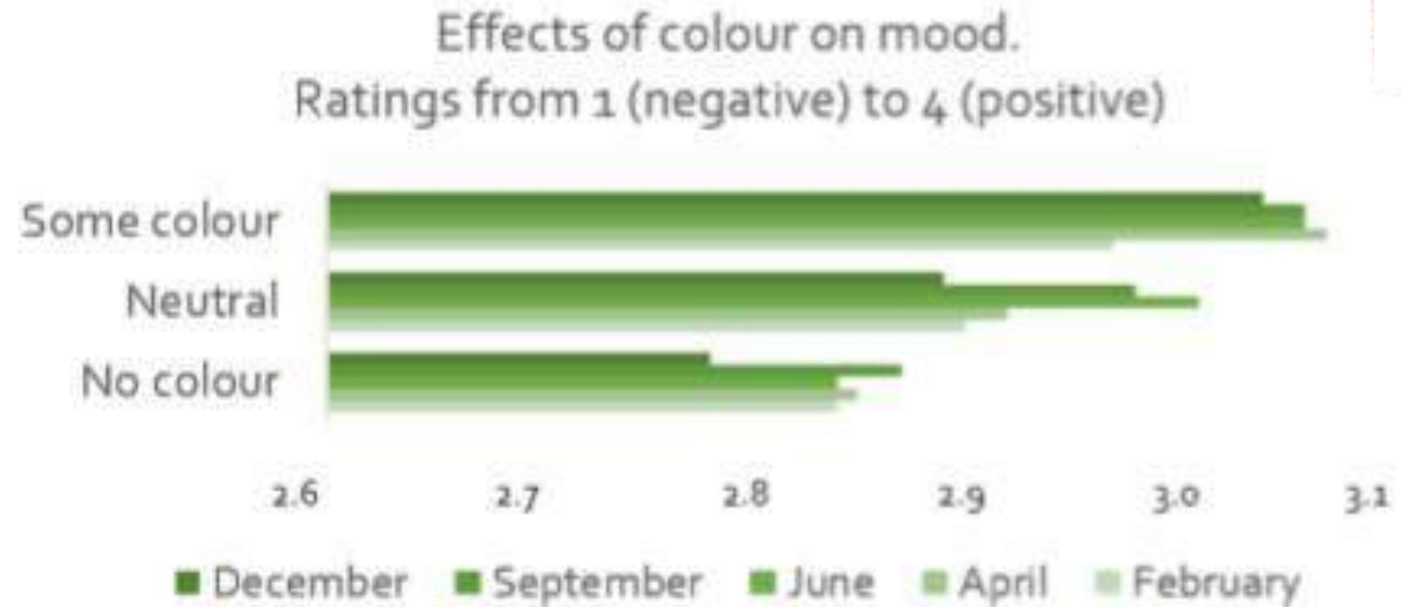


*Volunteers posed as lost tourists at both locations. They stood on the pavement, looking confused and with an open map
The 'lost tourists' did not approach anyone. They waited for random passers-by to offer help.*

	How many offered help?	Lent their phone!	
	10%	7%	4%
	2.2%	1%	1%

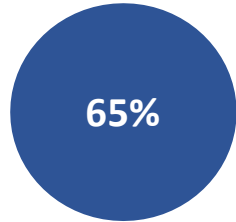
Some colour is nice

Colour positively effects moods - Survey of 899 people in 4 countries



Q. Do you think one of the two places is more attractive than the other, are these places equally attractive or are neither attractive?

Pair #3 (Images E (Fitzroy Square, London) and F (Leonard Street, London))



E more attractive



F more attractive

E is a lot more attractive than F

E is a little more attractive than F

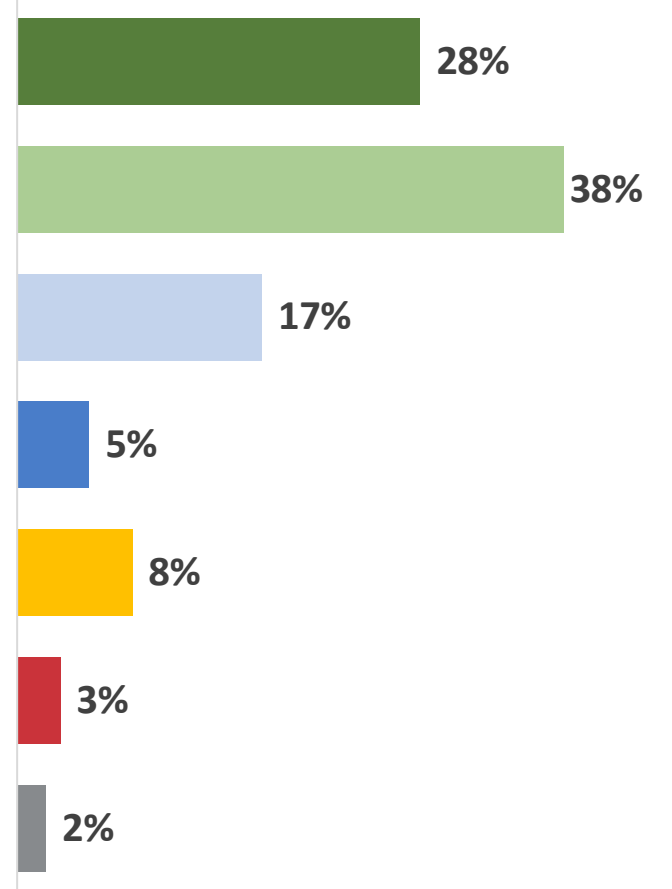
F is a little more attractive than E

F is a lot more attractive than E

They are equally attractive

Neither is attractive

Don't know



Front gardens support social interaction



- A Copenhagen study of two parallel streets (one with and one without front gardens) found **twelve times as much neighbourly activity in the street with front gardens versus the one without**
- Another Copenhagen study found that **35% more people used outdoor areas with front gardens than those without**
- An Australian study of similar streets in a neighbourhood found that **69% of neighbourly interactions took place in or adjacent to the modest front gardens**

Human preferences are important and what we don't like.....



... and do is remarkably predictable



Design has major impact on support for homes

To what extent would you support or oppose the building of new homes similar to the photo in your local area on brownfield land?

Ipsos MORI
Social Research Institute

Key: **Strongly/ tend to support**
Strongly/ tend to oppose



73%
12%

Type A (Derwenthorpe)



23%
61%

Type B (South London)



75%
12%

Type C (Poundbury)



51%
31%

Type D(Bude)



34%
46%

Source: Ipsos MORI / Create Streets

Popular design can increase value



- 60,000 housing transactions from 1995-2014
- Vinex programme of walkable town extensions (Netherlands)
- Pure neo-traditional sold a value premium of 15%
- Houses which referred to traditional design sold at premium of 5%
- Not a reflection of higher incomes of residents

Ensure regeneration and new development is informed by the key tenets of popular and prosperous place making:



- Urban morphology with clear backs and fronts
- Interconnected Streets that are readily walkable
- Gentle density
- Well-enclosed spaces with buildings defining streets
- Mix of uses (as far as possible)
- Fit 'in' and 'of this' place (materials, details and form)
- Resilient (flexible use and form)
- Beautiful and loveable

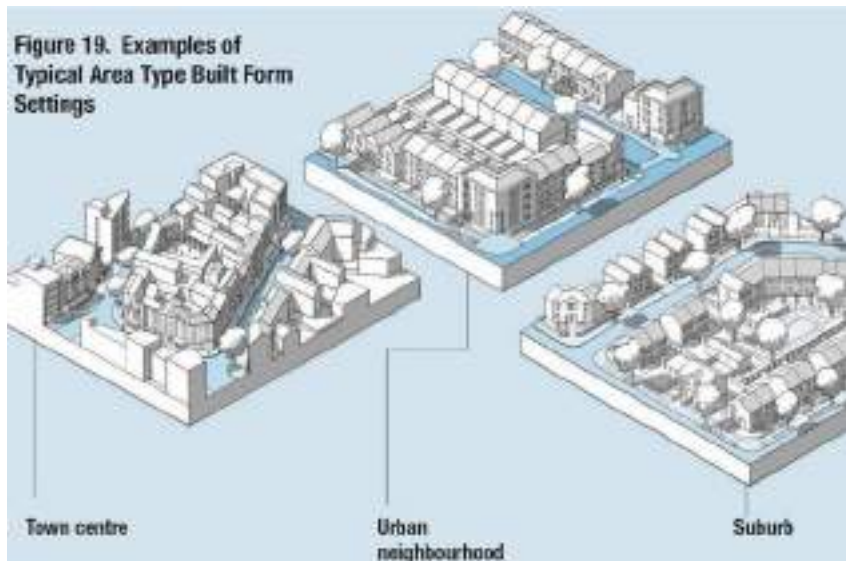
National and local
planning context

National planning context – growing focus on quality

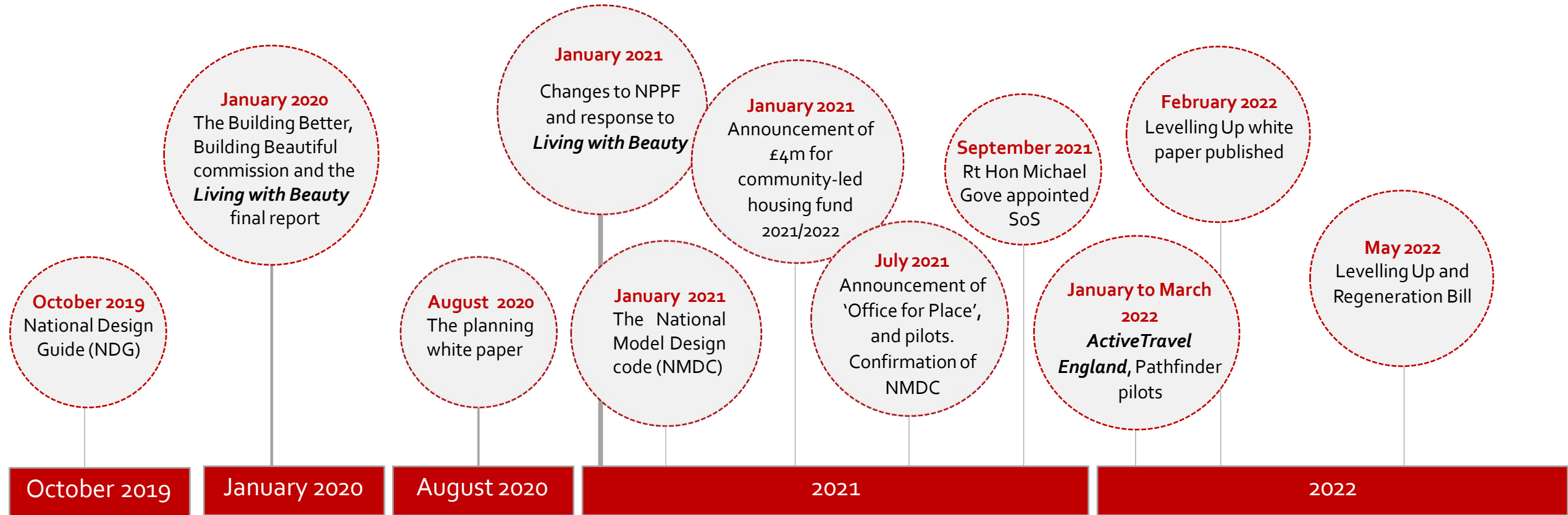


Recent changes to NPPF and Planning Policy Guidance are increasing focus on:

- beautiful place-making
- popular engagement
- requiring “good design” not just refusing “poor design”
- Street trees and requirement for biodiversity net gain

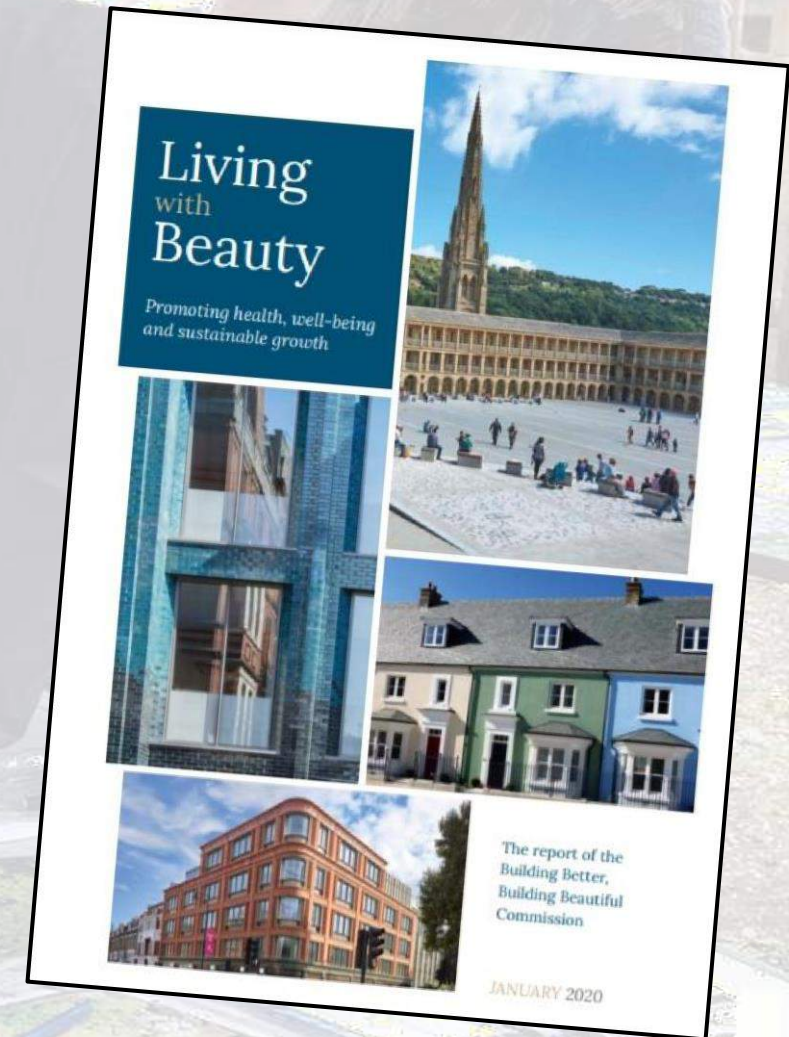


Timeline of evolving quality focus



The Building Better, Building Beautiful commission and the *Living with Beauty* final report

- Written by an independent body, set up by and commissioned by the government, and published in 2020
- The purpose was to advise the government and planning department how best to promote and increase the use of high-quality design for new build homes and neighbourhoods
- The paper was published in January 2020 and made three key recommendations:
 1. Ask for beauty
 2. Refuse ugliness
 3. Promote stewardship
- Local design codes were included to as a mechanism to create places for the long-term, and 'not faceless architecture that could be anywhere'

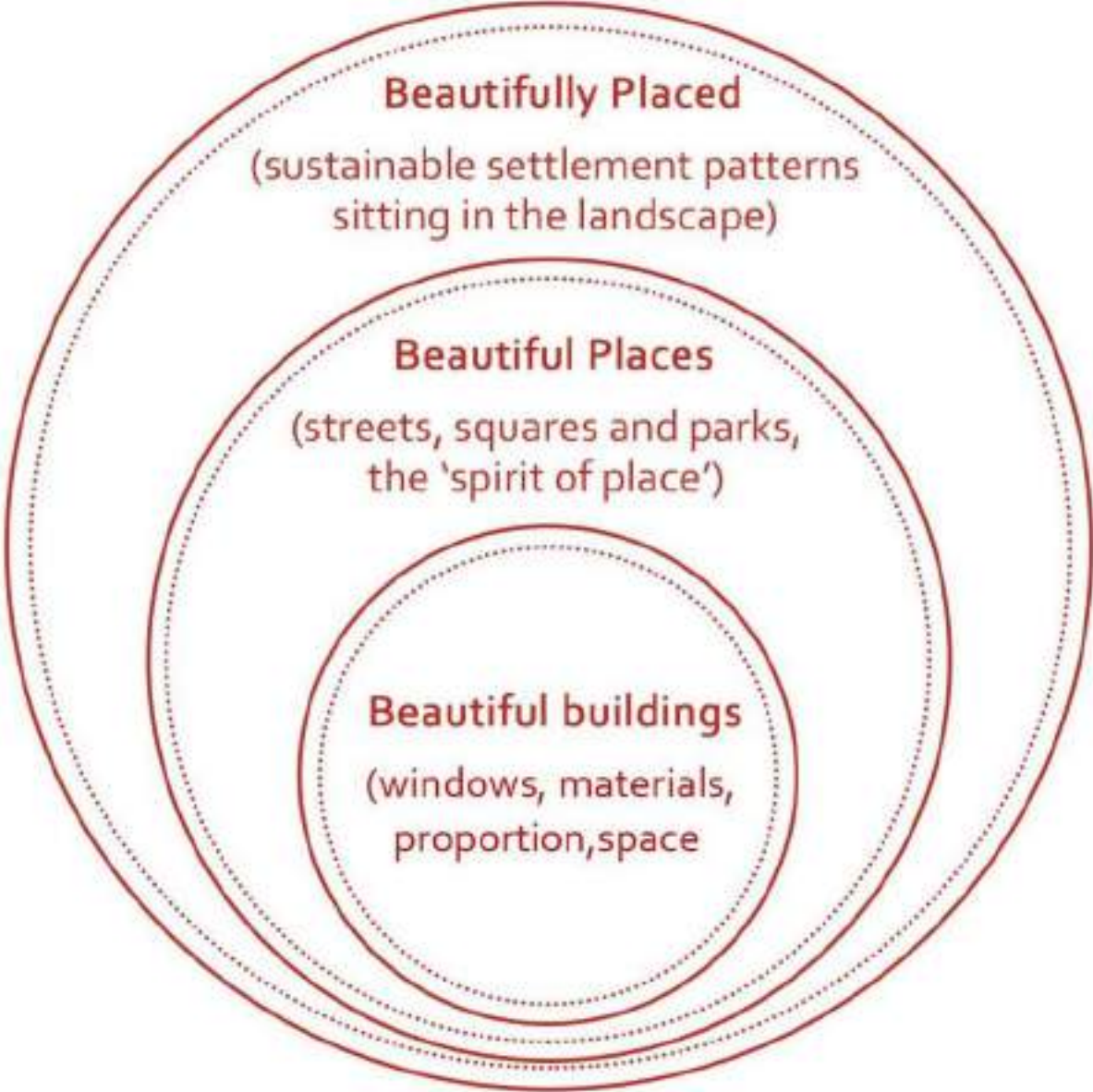


Some feedback received for building better building beautiful report

63% felt beauty
should be an aim
of planning

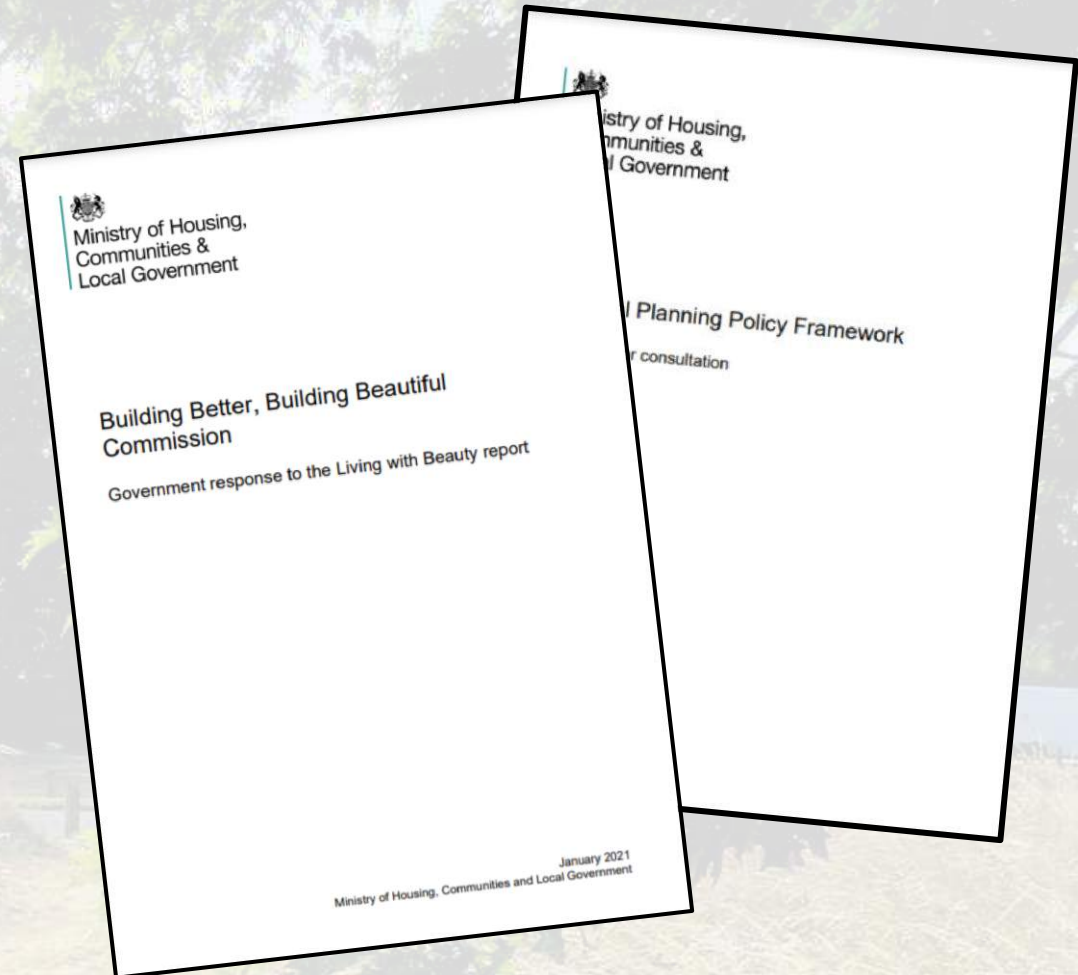
86% felt that
"beauty is
important"

87% felt that
good design
helped promote
new
development



Changes to NPPF and response to *Living with Beauty*

- Draft changes to the NPPF were released alongside a full response to the Building Better, Building Beautiful Commission's stating the recommendations which they would be taking forward. These include:
 - making beauty and placemaking a strategic policy
 - putting an emphasis on approving good design as well as refusing poor quality schemes
 - asking local planning authorities to produce their own design codes
 - asking for new streets to be tree-lined
 - improving biodiversity net gain and access to nature through design



Levelling Up White Paper and Bill

White Paper

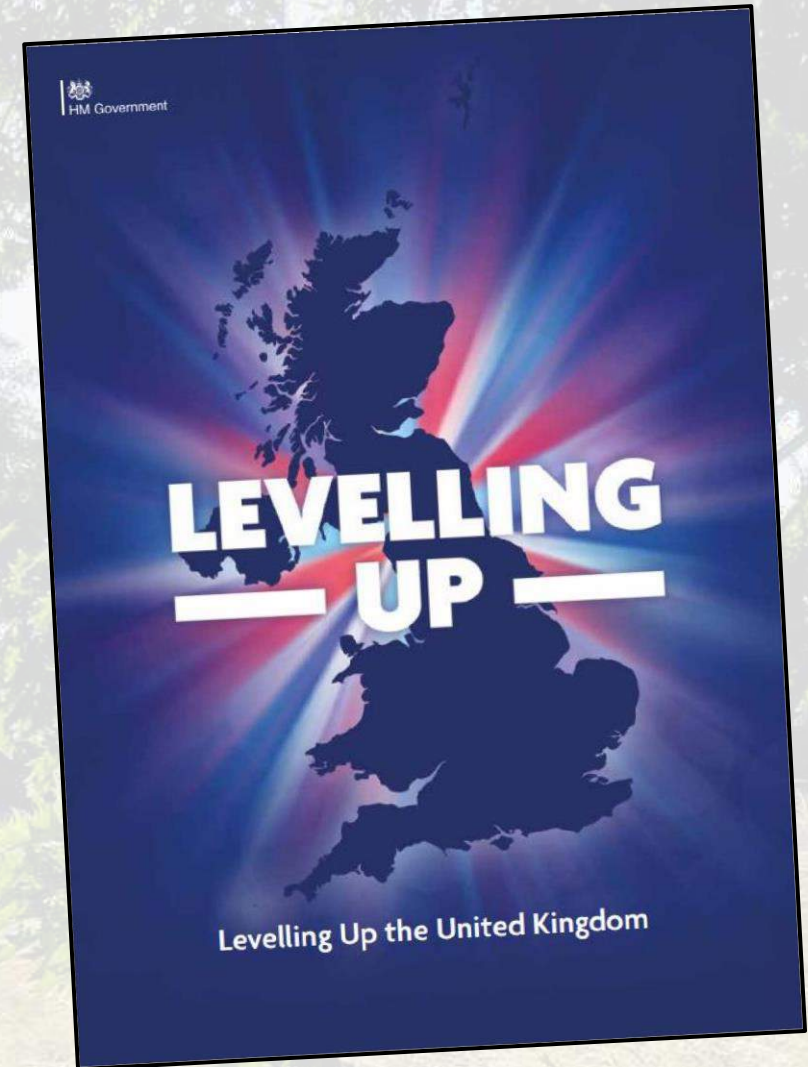
“**People want their home towns to be both beautiful and useful.** That is why the UK Government has taken on many of the recommendations of the Building Better, Building Beautiful Commission to ensure that the needs and expectations of our communities are met.”

“2020 amendments to the National Planning Policy Framework, the new National Model Design Code and the creation of an Office for Place are transforming the way that people’s places look and feel, by ensuring **beautiful and sustainable design across the country.**”

Bill

Para 96: “**Street votes** - The Secretary of State may by regulations make provision for a system that permits residents of a street to— (a) propose development on their street, and (b) to determine, by means of a vote, whether that development should be given planning permission”

15F: “Design code for whole area - (1) A local planning authority must ensure that, for every part of their area, **the development plan includes requirements with respect to design that relate to development, or development of a particular description,** which the authority consider should be met for planning permission for the development to be granted.”



Sounds great....how do
we put this into action?

Our work must support a shift away from the car

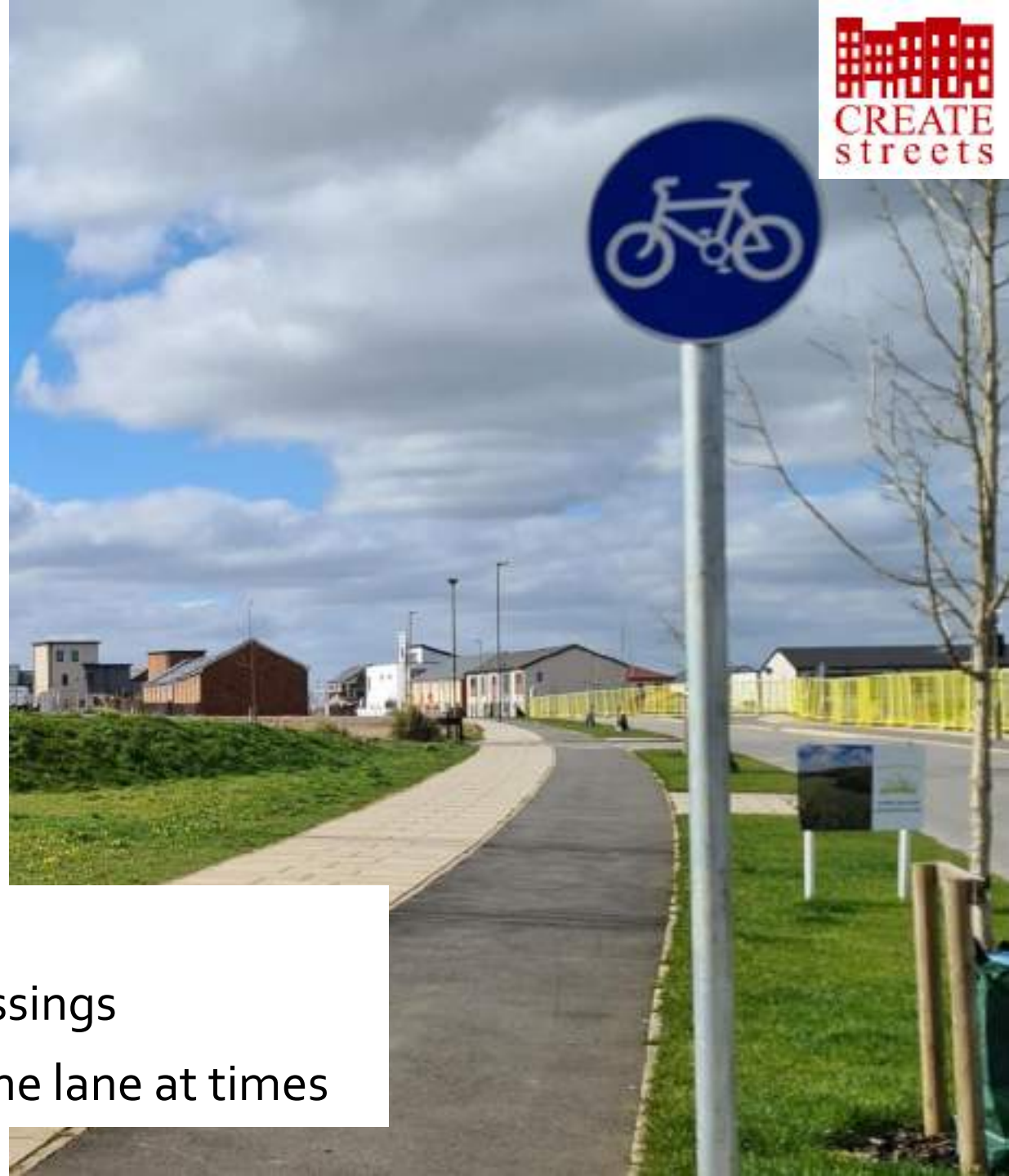


- Drive 3 times as much
- Sever communities and lead to social isolation
- Car commutes aligned to blood pressure & frustration
- Over provision of parking creates dead spaces, which could be used for homes, gardens and open spaces.
- Pollution and air quality.
- Need to promote a modal shift especially for local journeys.

Connect sustainably through public transport and safe streets



- Design for lower speeds
- Tighten streets and create Copenhagen crossings
- Use variable street widths. Pinch down to one lane at times



Design well connected, walkable streets for people



Support mixed-use, walkable neighbourhoods that support activity throughout the day. Deliver these facilities early.



Deliver a range of houses and develop at an appropriate 'gentle' density and maintain the social connection to the street.



Use maximum parking standards and peripheral parking to allow terraces, tight streets and create more homes



Design with future flexibility in mind



CREATE
streets

Green your streets and mix up the parking – more trees!



Re-purpose left over spaces



Re-purpose left over spaces



Clearly define edges



Vary the façade design a little bit...

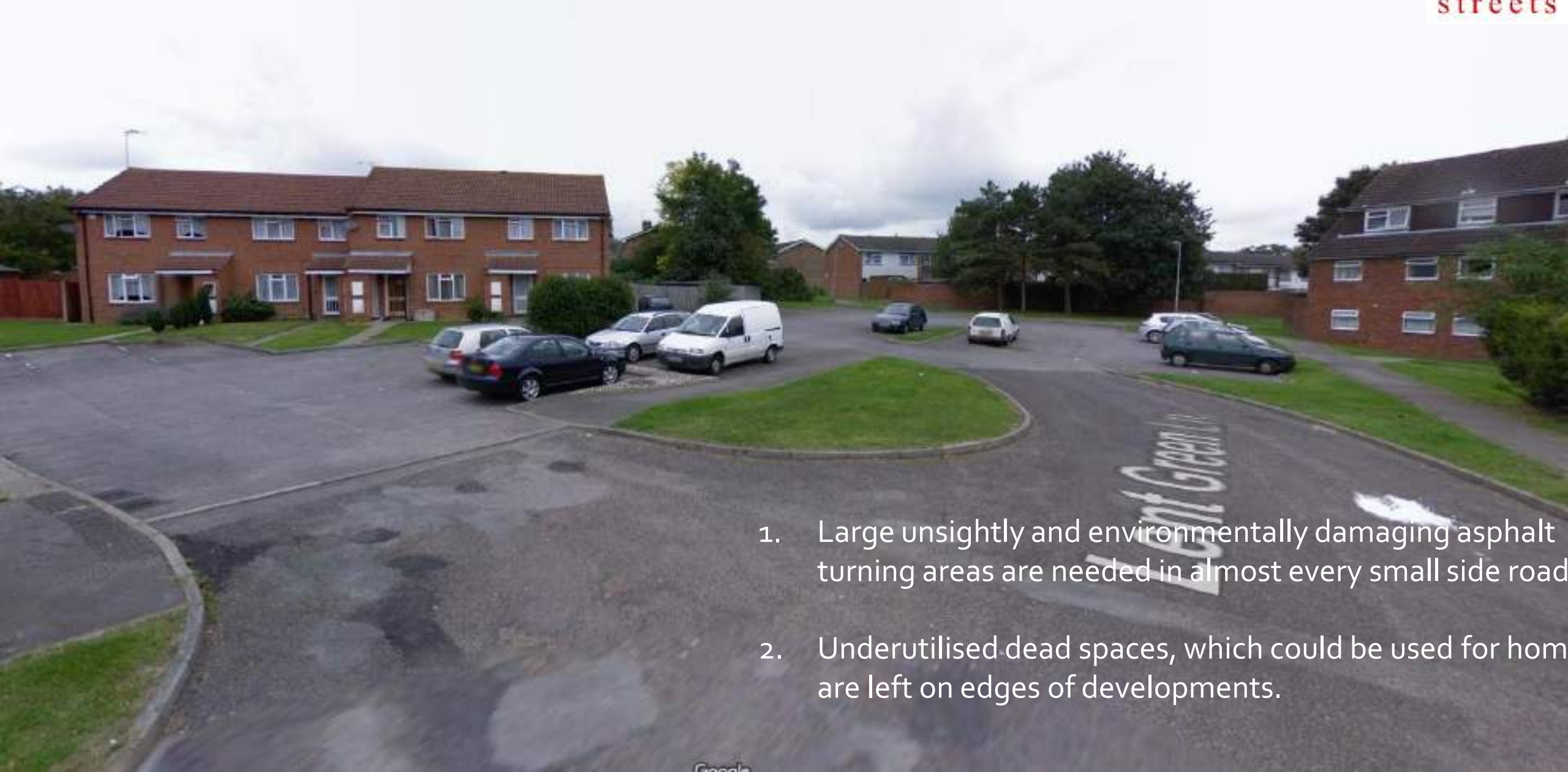


Let nature do the work for you




CREATE
streets

What types of streets do we wish to create?

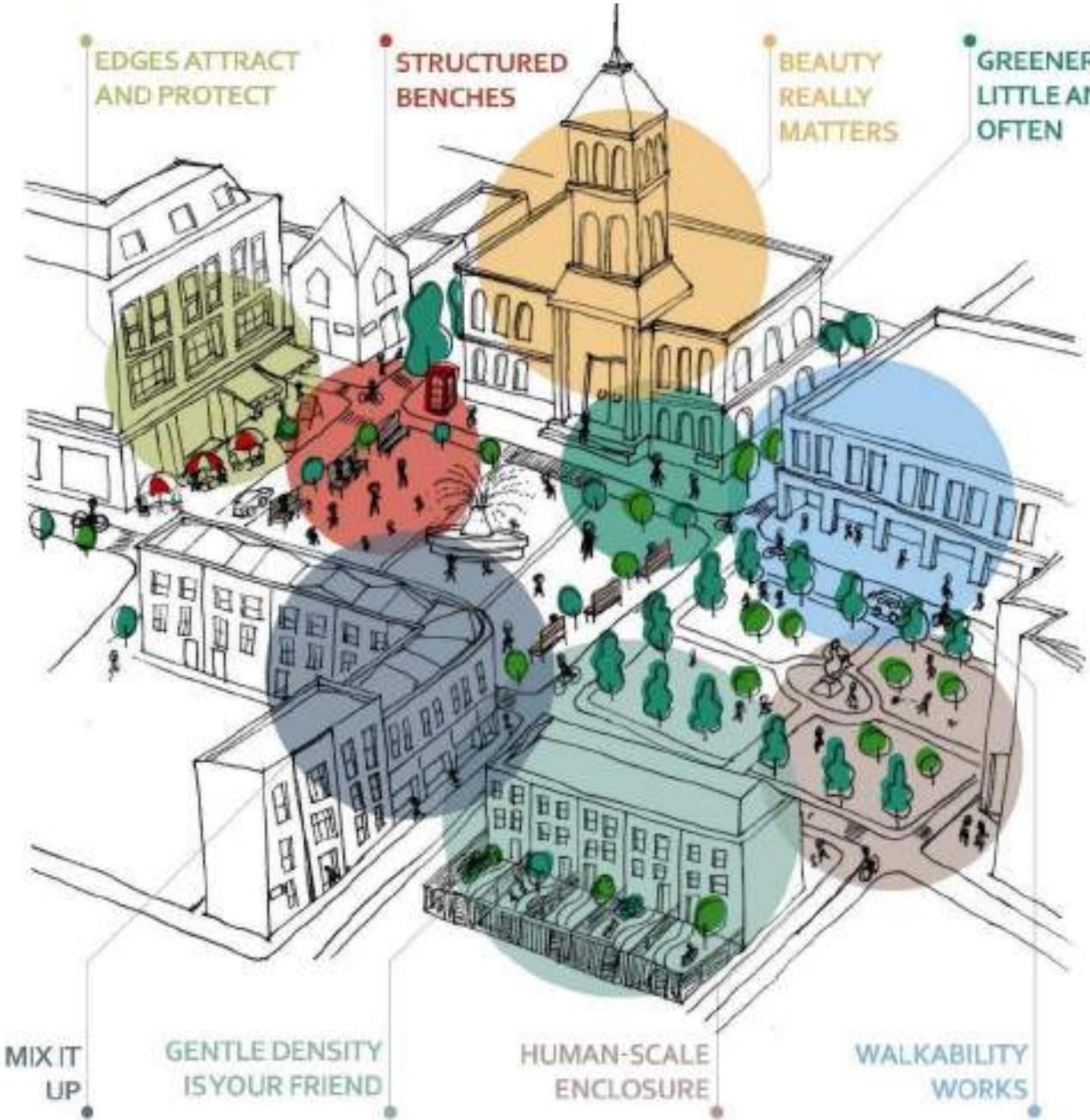


1. Large unsightly and environmentally damaging asphalt turning areas are needed in almost every small side road
2. Underutilised dead spaces, which could be used for homes are left on edges of developments.

What types of streets do we wish to create?



In summary.....



Source: Create Streets, *OfStreets andSquares*



CREATE
streets

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Bolton
at **Home**

karbon
homes

**THANK YOU FOR
ATTENDING**