

East Leake Neighbourhood Plan Group

Building for Life workshop:

Achieving well-designed housing in East Leake



Monday 12th May 2014, 9.30 am to 3.00 pm
 Venue: St Mary's Church Hall, East Leake

The event will be divided into two parts. The morning session will start a general introduction to the design evaluation tool known as Building for Life (BfL) and will be a complete workshop on its own. It will include the assessment on site of a completed housing scheme in East Leake. The afternoon session will build on the learning from morning and will include an exercise using BfL on a proposed scheme in East Leake from a set of drawings. This will be particularly useful for people who need to provide comments on planning applications.

Themes:	Creating well-designed housing in East Leake
Key points of the day:	<ul style="list-style-type: none"> • The principles of good housing design • Tools for evaluating design quality in housing • Creating well designed housing in East Leake
Learning outcomes:	<ul style="list-style-type: none"> • What makes a well designed housing development • How to assess the design quality of a completed housing development using BfL (morning session) • How to assess the design quality of a proposed housing development from drawings or a planning application (afternoon session) • How well designed housing can help to improve East Leake as a place to live

Programme

9.15 Tea/coffee available on arrival. Participants arranged in groups of about 6-8 at tables in the venue. Each group will be provided with a facilitator.

Morning session

9.30 **Welcome and Introduction from the Chair** ~ , Parish Council

- Progress update on East Leake Neighbourhood Plan
- Proposed housing policies in Neighbourhood Plan

Introduction to the workshop ~ Andy Beard

- What the workshop will cover

9.45 **Warm-up exercise I – housing we like!** ~ Justine Leach

Groups rank photographs of housing and explain why they like them or not

10.10 **Principles of good housing design** ~ Andy Beard

- Importance of site analysis and responding to context
- Site planning, accessibility, permeability and connectivity
- Patterns of development, built form and density
- Building types and flexibility
- Public spaces within housing areas
- Materials, detail and context
- Incorporating sustainability

10.35 **Q & A**

10.40	<p>Building for Life (BfL) & its role in delivering design quality ~ Justine Leach</p> <ul style="list-style-type: none"> • Introduction and explanation of the background to BfL and the evaluation criteria • Exploration of key aspects of BfL criteria that have greatest significance to rural housing
11.05	Q & A
11.10	<p>Exercise 2: Site visit to carry out BfL evaluation of Gotham Road housing schemes in East Leake ~ introduced by Andy Beard</p> <p>Carried out in groups using the BfL criteria</p>
11.15	<i>Tea/coffee</i>
11.25	<p>Site visit</p> <p>Groups walk to site and carry out evaluation together, then mark up the score-card on return to tables.</p>
12.15	<p>Feedback from exercise</p> <p>Groups report on their scoring of the scheme and discuss any difficulties</p>
12.45	<p>Discussion ~ Facilitated by Andy and Justine</p> <ul style="list-style-type: none"> • How can well-designed new housing improve East Leake as a place to live? • How can BfL be used to influence the detailed design of other approved schemes in East Leake? • How can BfL principles be used in the Neighbourhood Plan to ensure quality of new housing developments?
1.00	<i>Lunch</i>
Afternoon session	
1.30	<p>Spaces between buildings: the contribution of streets to neighbourhood character and public realm quality ~ Justine Leach</p> <ul style="list-style-type: none"> • How streets contribute to the character of places • Contribution of streets to public realm and place making • Principles emerging from Manual for Streets • Examples of different approaches to street design
1.45	Q&A
1.50	<p>Exercise 3: Analysis of the designs for residential schemes from drawings using BfL ~ Introduced by Justine Leach</p> <ul style="list-style-type: none"> • Plans of approved but unbuilt Meeting House Close development in East Leake provided • Groups given site plans and photographs • Carry out BfL evaluation • Bring issues of street design to the discussion
2.40	<p>Feedback from exercise and discussion</p> <ul style="list-style-type: none"> • Groups report on their scoring of the scheme and discuss any difficulties • Further discussion on use of BfL in East Leake • Conclusions and next steps
3.00	Close