



Ministry of Housing,
Communities &
Local Government

Design Quality

October 2019

Presentation to Constructing Excellence, South West



Summary

- The importance of **quality**, as well as the **quantity** of homes was set out in the Housing White Paper in 2017.
- Design quality has been strengthened in the **National Planning Policy Framework** and associated guidance.
- A **design team** has been appointed within MHCLG and a **Head of Architecture** role established.
- The Secretary of State convened the **Building Better, Building Beautiful Commission** in January 2019.

Contents

- Government approach to Design Quality
- Design team activity
- National Design Guide and PPG Design: Process and Tools
- Building Better, Building Beautiful Commission
- Other Government initiatives



Housing White Paper, 2017

Good design is fundamental to creating healthy and attractive places where people genuinely want to live, and which can cater for all members of the community, young or old.

NPPF, 2018

Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Robert Jenrick MP, Secretary of State for Housing, Communities, and Local Government, 2019

“In terms of housing over the coming weeks, we will... Emphasise the need to build beautiful homes that people want to live in, being sensitive to local concerns and the environment.”

Evidence of the importance of design quality

73% of people say they would support the building of more homes if well designed and in keeping with their local area.
(National Housing and Planning Advice Unit, 2010)

57% of people support the delivery of new housing in their local area, up from 28% in 2010.
(British Social Attitudes Survey, 2018)

68% of Civic Voice survey respondents agreed that if the aesthetic appeal of a new development was given more prominence in the planning process, it would make it easier for new developments to win community support.
(Civic Voice, 2019)

84% of respondents thought better quality buildings and public spaces improved people's quality of life.
(Policy Exchange, 2018)



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Advocating for Design Quality

National Design Quality Conferences

MHCLG hosted two national design quality conferences in London (2018) and Birmingham (2019) with 400 representatives of the sector.

Roundtables

Roundtables with key representatives on key themes, including; community engagement, building homes at higher densities, and effective use of tools to achieve and assess design quality.

Local Authority Workshops

The Design Network, who provide design support to local authorities through 8 locally-based organisations, were commissioned to run 8 workshops.

Planning Delivery Fund

We supported 26 local authorities who received £4.8m from the Planning Delivery Fund to improve their design capacity and skills.

Design quality activity





Community engagement and case studies

Advocating for Design Quality – Commissioned Activity

Community Engagement

An event with 40 residents of Birmingham was held to develop a community vision.

Charrettes

The Government have funded two model charrettes in Cornwall with JTP Architects and Thurrock with the Prince's Foundation.

Awards

Awards for design quality are supported. The previous Housing Minister selected and presented the Good Neighbour Award at the Housing Design Awards in 2019.

Good Practice Examples

We continue to gather examples of good practice in relation to design quality.





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Examples of good quality design



Functions well & adds to quality of the area
Goldsmith Street, Norwich



Sympathetic to local character and history
Trowse Newton, Norfolk



Visually attractive as a result of good architecture
Portobello Square, London



Integrated with nature
The Avenue, Saffron Walden



Accommodate a mix of development
Dickens Yard, Ealing



Safe, inclusive and promote health & wellbeing
Derwenthorpe, York



Planning practice guidance for design

NPPF and Design guidance

Planning Practice Guidance

Updated planning practice guidance on Design guidance has been issued to support the policies in the NPPF.

PPG Design: Process and tools

PPG sets out the use of tools techniques and processes that help deliver quality design, such as Design Review, design assessment tools, Design Codes and how communities can be effectively engaged on design.

PPG Design: National Design Guide

An easy guide for LPAs to inform Local Plan Documents including Local Design Guides.

The Design Guide is linked directly from the updated design PPG on GOV.UK.

Both the Design PPG and Design Guide are a material consideration in the planning process.

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



This guide illustrates how well-designed places can be achieved in practice, and forms part of the Government's collection of planning practice guidance. It should be read alongside the separate planning practice guidance on design process and tools.



PPG Design: Process and tools

The Design: Process and tools planning practice guidance covers four key areas:

Planning for well-designed places

- Plan vision, strategic and non-strategic policies; Local design guides; Masterplans; Design codes; Use of supplementary planning documents.

Making decisions about design

- Pre-application discussions; Outline planning applications; Parameter plans; Design and Access Statements; Use of conditions; Engaging planning committees; Ensuring quality is not diminished between permission and completion.

Tools for assessing and improving design quality

- National Design Guide; Local design guides and codes; Design Review; Assessment frameworks.

Effective community engagement on design

- How local communities can be effectively engaged early in the design process; Effective community engagement tools.



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Production of National Design Guide

Consultation and workshops

Consultants:

Tibbalds Planning and Urban Design and
Design Council

Consultees:

Developers;
Architects, urban designers, landscape architects,
engineers;
Specialists in environment, nature, highways,
community, small business, health;
Other Government Departments, BEIS, DEFRA,
DfT, DHSC;
Professional bodies.

Road testing:

Homes England
HBF
Local Planning Authority
Planning consultants
PINs
Community consultation expert



National Design Guide Parts 1, 2 and 3

Part 1

Introduction and purpose and status of the guide and the components of good design.

Part 2

The ten characteristics of well designed places that work together to create **Character**, nurture a sense of **Community** and positively address **Climate**.

Part 3

A page holder for a **National Model Design Code** to be published in 2020 following input from the BBBBC and industry consultation. The Code will be used to set a baseline standard of quality to be applied by LPAs.

Part 4

References and credits

The guide is underpinned by a **Written Ministerial Statement**



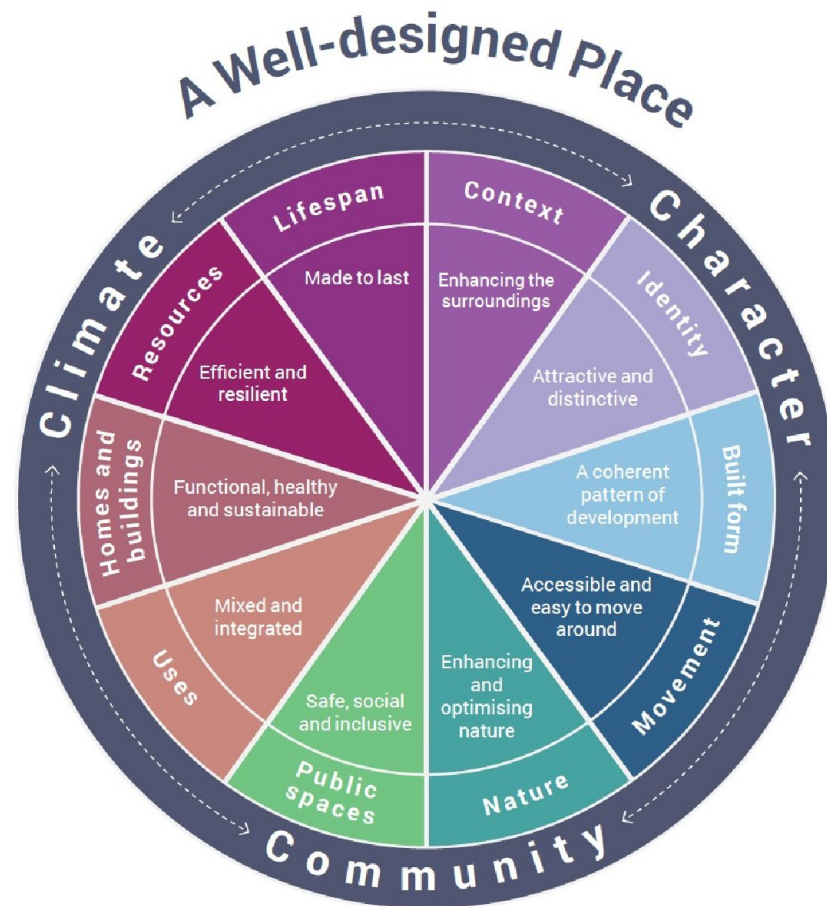


Characteristics of well-designed places

10 Characteristics

Character, Community, Climate – 3 C's

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhance and optimise .
- **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.





Identity – *Attractive and distinctive*

Source: National Design Guide 2019.

© Tim Crocker

Characteristics of well-designed places

Context - *Enhances the surroundings*

- Understand and relate well to the site, its local and wider context
- Value heritage, local history and culture

Identity- *Attractive and distinctive*

- Respond to existing local character and identity
- Well-designed, high-quality and attractive
- Create character and identity

Built form - *A coherent pattern of development*

- Compact form of development
- Appropriate building types and forms
- Facilities, open spaces and other destinations



Characteristics of well-designed places

Movement - *Accessible and easy to move around*

- An integrated network of routes for all transport modes
- A clear structure and hierarchy of connected streets
- Well-considered parking, servicing and utilities

Nature - *Enhances and optimises nature*

- Provide high-quality, green open spaces with a variety of landscapes and activities, including play
- Improve and enhance water management
- Support rich and varied biodiversity

Public spaces - *Safe, social and inclusive*

- Create well-located, high-quality and attractive public spaces
- Provide well-designed spaces that are safe
- Make sure public spaces support social interaction



Nature – *Enhanced and optimised.*

Source: National Design Guide. 2019

© Will Wiesner



Resources – Efficient and resilient

Source: National Design Guide

© Richard Mullane/Stride Treglown

Characteristics of well-designed places

Uses - *mixed and integrated*

- A mix of uses
- A mix of home tenures, types and sizes
- Socially inclusive

Homes & buildings - *Functional, healthy and sustainable*

- Comfortable and safe internal and external environment
- Well-related to external amenity and public spaces
- Attention to detail: storage, waste, servicing and utilities

Resources - *Efficient and future-proofed*

- Maximise resilience through mitigation and adaptation
- Selection of materials and construction techniques
- Follow the energy hierarchy

Lifespan - *Made to last*

- A sense of ownership
- Adaptable to changing needs and evolving technologies
- Well-managed and maintained



AI & Data Economy

We will put the UK at the forefront of the artificial intelligence and data revolution



Future of Mobility

We will become a world leader in the way people, goods and services move



Clean Growth

We will maximise the advantages for UK industry from the global shift to clean growth



Ageing Society

We will harness the power of innovation to help meet the needs of an ageing society



Looking forward

The Design Guide has been prepared in the context of social economic, environmental and technical change, and the need to consider new and emerging issues such as;

Climate change

- extreme weather events, higher temperatures

Demographics

- addressing needs of an ageing society

Social

- changing expectations of younger people

Ownership models

- more renting for property, cars and commodities

Technological

- changing production and manufacturing methods

AI

- A digital future and machine led processes

Construction technology

- increase in offsite production methods

Mobility

- Move towards electric and autonomous car usage



Community engagement



Planning practice guidance: community engagement

How can local communities be effectively engaged early in the design process;

- Co-design and co-production techniques
- Setting clear parameters
- Being diverse and inclusive
- Accessibly
- Timely
- Socially valuable

Effective community engagement tools such as:

- design workshops including charrettes
- design review
- community panels or forums
- exhibitions
- digital methods

Site visits and walking audits;

Effective use of social media to target hard to reach groups.



Application of design guidance

Users

Users of the Design Manual might include:

Local Planning Authorities

To help inform LPAs Visions, Design Guides, Codes, Quality Charters and other tools for setting and evaluating quality.

Councillors & Planning Committees

Easy guide to best practice in user friendly language.

Communities

Accessible and informative guide in user friendly language.

Developers & consultants

Best practice expectations, design review list.

Planning Inspectors

Hooks for evaluating quality.





Application of National Design Guide

Application of National Design Guide in the planning system;

Local plan and policy making;

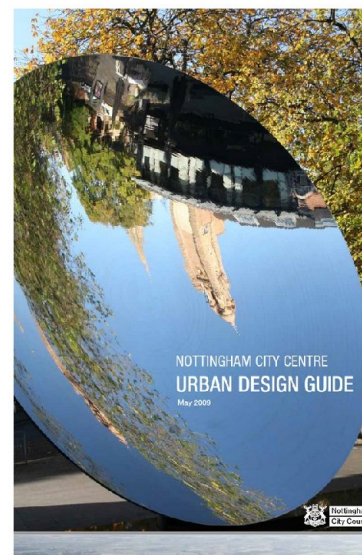
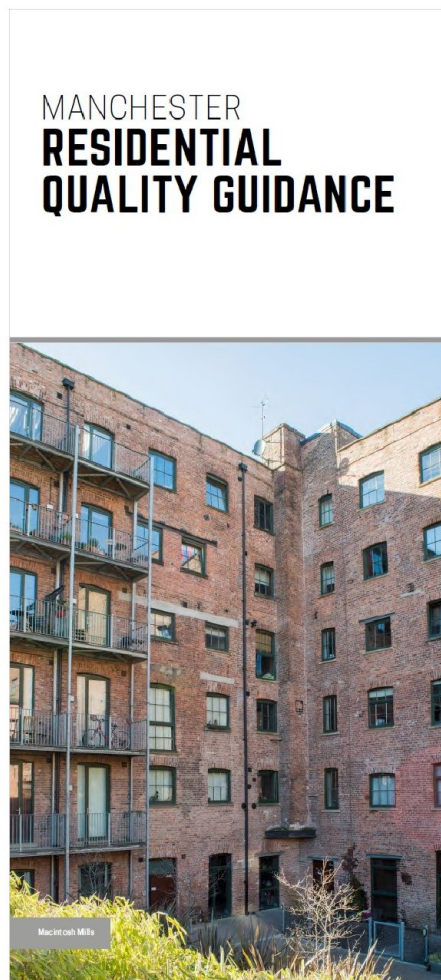
- Development plan vision, objectives, and overarching strategic policies;
- Supplementary Planning Documents, such as local design guides, site specific development briefs, masterplans or design codes, which provide further detail on specific design matters;

Informing Quality Charters, Design Codes, Neighbourhood Plans;

Importance of a narrative or 'story' for design development expressed in Design and Access Statements;

Supporting use of assessment frameworks such as Building for Life 12;

Supporting Design Review.





Building Better, Building Beautiful Commission

Purpose of the Commission

The Building Better, Building Beautiful Commission was convened by the previous Secretary of State to develop ideas to improve quality and beauty in the built environment.

It is co-chaired by Nicholas Boys Smith and Sir Roger Scruton, has 5 Commissioners and 9 advisors.

The Commission submitted their interim report in July 2019. It is convening working groups on a series of themes following the interim report. It will contribute ideas for a **National Model Design Code**.

The final report is due to be submitted to the Secretary of State in **December 2019**.





Design quality in Government programmes

Government Programmes

- Garden Communities
- Neighbourhood Planning Design Toolkit
- MMC (Modern Methods of Construction)
- Future Homes Standard 2025

Other Government Departments

- Healthy New Towns (NHS England)
- Loneliness Strategy (cross Government)
- National Infrastructure Commission
- Infrastructure Projects Authority

Working with **Homes England** to ensure design quality is embedded within their land programme.



[Home](#) > [Housing, local and community](#) > [Planning and building](#) > [House building](#)

Press release

£3.7 million to fund 5 new garden towns across the country

New garden towns will provide up to 64,000 much-needed homes across England.

Published 25 March 2019

From: [Ministry of Housing, Communities & Local Government](#) and [Kit Malthouse MP](#)





Modern Methods of Construction

The potential benefits of MMC

Working group on **assurance, insurance and finance**.

Standard definitions of MMC typologies.

Ensuring industry has the right **skills for the future**.

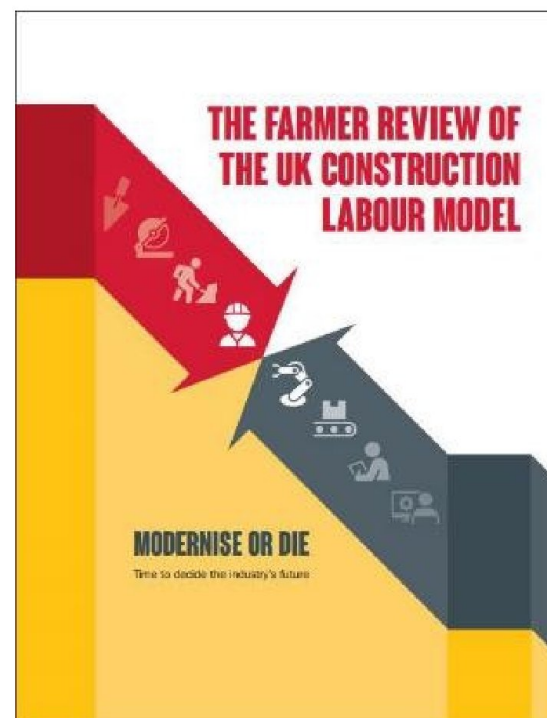
Funding £2.5bn of our £4.5bn **Home Building Fund (HBF)**.

Secured £170m **industrial strategy challenge fund** for transforming construction productivity

Working with **GLA and CLC** on design standardisation.

'MMC First' across all Government construction programmes.

Homes England and Accelerated Construction programmes





Future Homes Standard

Consultation on **Part L** (conservation of fuel and power) and **Part F** (ventilation) for new dwellings published on 1 October.

Future Homes Standard introduced by 2025 - future proofing, with low carbon heating and lower energy use through high levels of energy efficiency.

Homes built to this standard to have **75-80% fewer CO2 emissions**.

Consultation on energy efficiency standards for new homes to be introduced through the Building Regulations in 2020. The consultation sets out two options;

Option 1: 20% reduction in carbon emissions compared to the current standard (based on 2013 figures) for an average home.

- delivered by using more efficient materials (typically with triple glazing and minimal heat loss from walls, ceilings and roofs).

Option 2: 31% reduction in carbon emissions compared to the current standard.

- achieved by homes being built with high fabric standards - which means lower levels of heat loss from windows, walls, floors and ceilings - alongside the use of low-carbon heating.