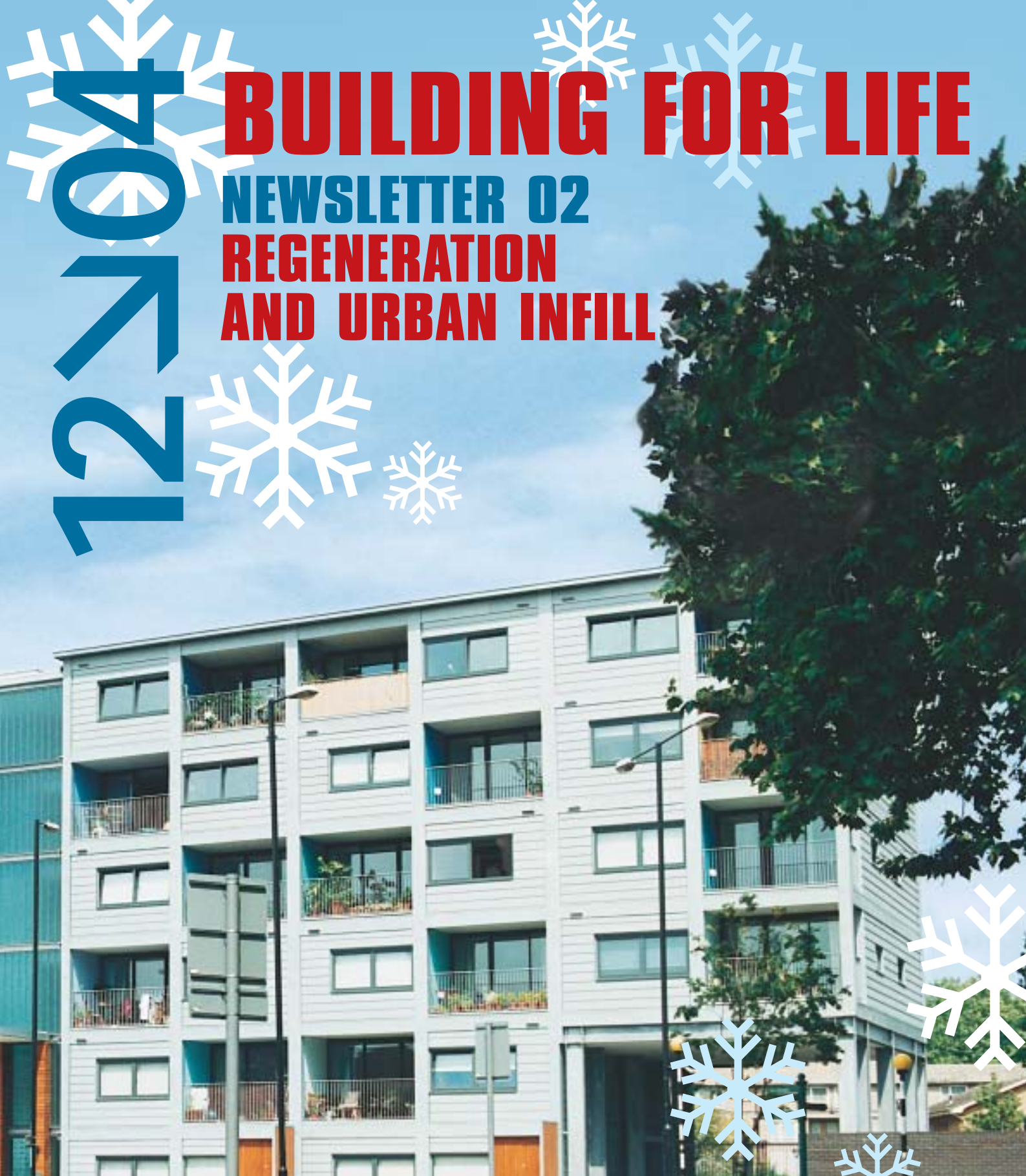


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BUILDING FOR LIFE

NEWSLETTER 02

REGENERATION
AND URBAN INFILL



CABE's Housing Audit



Urban infill –
Homes to look out
for in the North West

↗ Enter

BUILDING FOR LIFE

NEWSLETTER 02

REGENERATION AND URBAN INFILL

Introduction

As we approach the Delivering Sustainable Communities Summit in Manchester at the end of January (see 'Listings', page 2), it is time to take stock of the ambitious programme of urban development that has been underway across England. It is two years since John Prescott launched the Sustainable Communities Plan, which designated Housing Growth Areas in the South and East of England to manage the quality and location of new housing in areas of high demand. In parts of the North and Midlands, where demand is lower and housing markets are failing, nine Pathfinders have been in operation to stimulate economic, social, and physical growth (see 'Grand Tour', page 4).

A year ago, CABE, in conjunction with English Heritage, the Sustainable Development Commission, the Environment Agency and the Commission for Integrated Transport published "Building Sustainable Communities: Actions for Housing Market Renewal" setting out seven key actions to address market failure. During the course of the year, CABE has been working with the Pathfinders to put theory into practice.

Regardless of location or demand, certain universal issues apply when building in or near to existing settlements. Fundamental to the process is a comprehensive knowledge of the physical, economic and social conditions of the area proposed for development. Other considerations include building in sympathy with local character and historical context to redefine or create a sense of place. The creation of a robust and realistic framework for progress derives from an understanding of all these issues (see 'Policy', page 2).

The Sustainable Communities Summit provides an ideal opportunity to gauge how much progress has been made over the last two years. Building for Life will be represented on the CABE stand in the exhibition hall. See you there.

For further information on the initiative visit the Building for Life website www.buildingforlife.org

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POLICY

The importance of considering projects in terms of context, scale and character



About a million homes across the Midlands and the North of England are located in areas of low housing demand. Some of these areas are in a more advanced state of decline and abandonment than others. Since April 2002, nine Housing Market Renewal Pathfinders covering roughly 450,000 households have been tackling problems in the most acutely affected areas. Each Pathfinder has launched a programme that includes the reduction, refurbishment or replacement of housing stock. The extent of each depends on an analysis of the local and regional market.

Intervening in the market in the right way is an enormous challenge. If interventions are misjudged, these areas, already reeling from severe post-industrial economic contraction, may suffer further decline. So it is of paramount importance to understand the sites proposed for development and the communities who live in them - we can't design in a vacuum. Developing a rigorous urban analysis is just as important, if not more so, than the design vision. You've got to understand what you're dealing with before you can make a judgement on how best to improve it.

The Pathfinders have a range of tools at their disposal to develop a thorough understanding of their areas, crucial if they are to create sustainable housing markets. These include established tools such as community consultation and baseline analyses of demographic trends, ethnic composition, economic and market conditions, vacancy rates, stock condition and the potential for economic growth. A detailed insight can be gained by undertaking a thorough urban design analysis and a space syntax study which measures an area's connectivity.

In addition, characterisation, a research tool devised by English Heritage, allows a qualitative analysis of the underlying value of a place to the community and in heritage terms. The characterisation model uses a range of research techniques to capture the identity and perception of a place. This allows the neighbourhoods to be enhanced by building on their existing character. Characterisation will also inform the design process of new housing and facilities.

Gathering and analysing all of this baseline data will help to inform a rigorous, high quality masterplan based on a comprehensive overview of an area's physical and social assets and economic conditions. In the Housing Market Renewal Pathfinders the overview should inform transparent decisions about what to retain and what to remove. The choices that are made over the next few years will resonate for decades. There has been significant clearance before. This time it needs to be right. These are important times.

For further information about working in Housing Market Renewal Areas see 'Building Sustainable Communities – Actions for Housing Market Renewal'. This publication describes a range of tools and resources to help turn good ideas into good practice and can be downloaded from www.buildingforlife.org

An updated version of this document describing the last 18 months progress will be available from the CABE stand at the Sustainable Communities Summit in January. ☒

Winter listings

exhibitions, seminars & events

Delivering Sustainable Communities Summit 2005
31 January - 2 February 2005
at the GMEX, Manchester

'Delivering Sustainable Communities' will be the largest event of its kind in the UK, attracting over 2,000 delegates from around the world. It is intended to explore the progress made in the delivery of new and regenerated sustainable communities since the publication of the Deputy Prime Minister's Sustainable Communities Plan in February 2003. The event will establish a vision for the future and create opportunities for developing and sharing best practice. As well as keynote presentations, plenary sessions, and workshops, there will be site visits, fringe events and a dinner at which the Deputy Prime Minister's Award for Sustainable Communities will be presented. CABE will host a session (2 February) titled, 'Transforming Neighbourhoods Through Good Design'. CABE will host a number of fringe events including one on Risk and Creativity, run master classes on Design Coding and Liveability and promote Building for Life on behalf of the partners in the exhibition hall. The Housing Corporation will be launching the Sustainable Development Report 04 and hosting a seminar on 'Renewing Housing Markets' (1 February). This seminar will be chaired by Jon Rouse using real life case studies to explore how renewed housing markets can deliver sustainable communities. For registration and programme details visit: www.odpm.gov.uk/summit

PROJECT - Engaging Artists in the Built Environment Seminar
May 2005

PROJECT is a new national funding scheme jointly supported by CABE and A&B (Arts & Business). During the course of the next two years it will award £300,000 to schemes, which will engage artists in a range of projects that will have a positive impact on the places in which we live.

The scheme involves the arts, culture, design, education, environment, healthcare, housing and regeneration sectors in England, Wales, Scotland and Northern Ireland. PROJECT supports artists' imaginative and creative contributions to the early stages of masterplanning, design frameworks and new building initiatives.

PROJECT will be hosting a seminar in May 2005 in Birmingham. To register your interest please email info@project-awards.org.uk, visit www.project-awards.org.uk or contact PROJECT on 01392 229266.

www.buildingforlife.org

AWARDS



1



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The Housing Design Awards 2004

Sponsored by ODPM, NHBC, RIBA and RTPI, the awards were presented by Minister for Housing, Keith Hill on 7 September. The annual awards recognise projects at two stages: completed developments of outstanding merit and projects of high quality where the scheme has detailed planning permission but is not yet finished. A separate Housing Corporation Award was presented to the best example of affordable housing.

Overall winner and best development by a medium sized house builder

1 Abode, Harlow, Essex

Architect Proctor and Matthews
Developer Copthorn Homes
Judges comment

"Abode responds to the requirements of 21st century living with verve, imagination and skill". The panel was particularly impressed by the flexibility of the house plans and the relationship between internal and external spaces.

Best development by a volume house builder

2 Brewery Square, London EC1

Architect Hamilton Associates
Developer Berkeley Homes
Judges comment

"Brewery Square provides a focus and a centre of gravity which the area never possessed before".

3 Fulbrook Mews, London N19

Architect Spencer Martin Associates
Developer HL & SM Developments
Judges comment

"Fulbrook Mews is a crisp white wedge of imaginative townhouses". The judges were particularly impressed with this project as it demonstrates that even the most unlikely of brownfield sites can be brought back into use and provide top quality housing which respects its surroundings yet provides a striking and positive contribution to the inner city urban landscape.

4 Garratt Lane, London SW18

Architect Sergison Bates
Developer Baylight Properties
Judges comment

"This development is simple and immensely pleasurable to experience".

5 Raines Court, London N16

Architect Alford Hall Monaghan Morris
Developer The Peabody Trust
Judges comment

"A triumphant vindication of an innovative development strategy."

Best development by a small house builder

6 Stockbridge Road, Donaghadee, Northern Ireland

Architect Twentytwo Over Seven
Developer Geddis Developments
Judges comment

"A settlement very much at ease in the landscape of North Down".

Housing Corporation Award Best example of affordable housing

7 Beaufort Court, London SW6

Architect Feilden Clegg Bradley
Developer The Peabody Trust
Housing Corporation's comment

"With its combination of sustainability in construction and use, innovative technology, range of tenures and high proportion of ground level family accommodation, Beaufort Court encapsulates all the objectives which the Housing Corporation currently seeks to achieve in inner city development".

Full details of all awards can be viewed at: www.architecture.com or www.designforhomes.org/hda. Copies of the winners book, 'Home: A place to live 2004', can be bought from RIBA Enterprises priced £6.95. Call 020 7256 7222 or visit www.ribabookshop.com

Building Homes Quality Awards

The Building Homes Quality Awards, sponsored by Building magazine in association with the Housing Forum, reward housing organisations at the forefront of innovation, change and best practice in both the private and public sectors. Winners of the 18 categories were announced on 12 October.

For full details on the 2004 winners visit: www.building.co.uk

In September's issue we focused on the Building for Life Standard schemes announced in May 2004. The judging panel will meet in January to assess schemes and announce the next round of Standards. See the next issue of the Building for Life newsletter for full details.

For more information on the Building for Life Standard and to download an application form, visit www.buildingforlife.org/standard.html

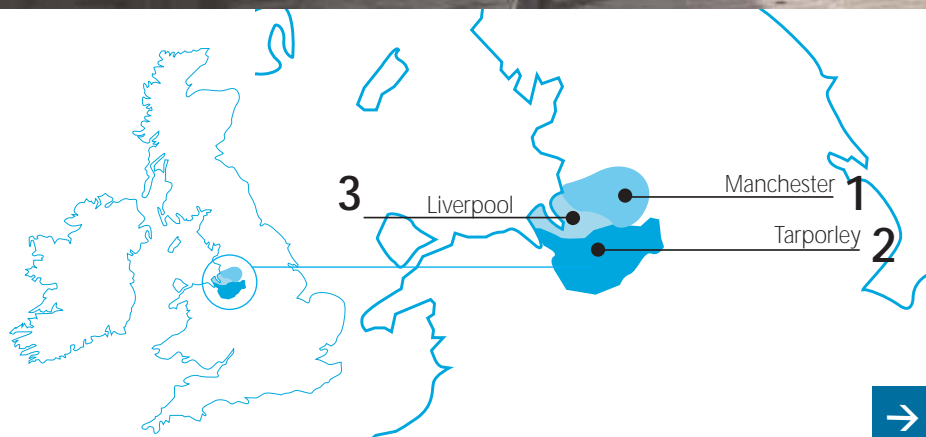




Region North West
Issue Regeneration and urban infill

Grand Tour

Three very different projects in the North West



Low demand and housing abandonment affect the quality of many urban areas. They are symptoms of severe economic, social and often physical decline.

In 2003, following recommendations in the Sustainable Communities Plan, the Government made £500 million available for the nine Housing Market Renewal Pathfinders.

In February 2004, the Deputy Prime Minister John Prescott consulted the three northern Regional Development Agencies. He challenged them to outline how they would unlock the potential for faster economic growth, boost prosperity across the North and close a £29 billion productivity gap with the rest of the country.

Their approach, 'Moving Forward: The Northern Way' was launched in September 2004. This growth strategy recognised ten policy priorities to help bridge the productivity gap. One of these is to take a bolder approach to creating sustainable communities. This will involve providing genuine housing choices for all

households, accelerating the rate of stock renewal and providing more affordable homes. From the perspective of housebuilders it means facing the challenge of developing within existing communities and recognising that their work will have implications for the future viability of these areas. In falling housing markets, it is vital that new housing is well designed to stimulate and maintain demand.

'Design quality' is not about the application of styles. It refers to the quality of the living environment, inside and outside the home. It's about how streets and neighbourhoods work together.

On the following page we look at three exemplar schemes in the North West recognised by the Building for Life Standard. The three schemes illustrate good quality design and an appreciation of context, scale and character. These schemes could be visited in a day.

For more information on these Standard award winning schemes and other best practice case studies visit www.buildingforlife.org



1- Spatial awareness

[A] Chorlton Park, Manchester

Developer Irwell Valley Housing Association & Urban Splash

Architect Stephenson Bell Architects
Awarded Building for Life Silver Standard, January 2004

Chorlton Park is a contemporary addition to Manchester's predominantly Victorian suburb of Chorlton. Three storeys of one and two-bedroom flats follow the height of adjacent buildings. The larger duplexes add height to the main frontage. The site, previously a petrol station, was heavily contaminated and was excavated to provide underground parking.

The layered elevation with rendering, movable screens and timber balconies that offer privacy and sun protection, responds to the streetscape. A landscaped garden is enclosed by the two accommodation blocks. Delicate hardwood fencing in the courtyard screens bin stores and adjacent properties. The flats are accessed via short walkways and the economical but generous space is orientated to maximise views and daylight.

Dwellings 27 apartments – 21 one and two-bedroom flats and six four-person duplexes

Density 0.1 hectares, 270 dwellings per hectare (108 dwellings per acre)

Directions Chorlton is located to the south of Manchester city centre and can be accessed from junction 7 of the M60 on the A5185 and the A5145. Chorlton Park is located at 417 Barlow Moor Road. Regular buses run from the city centre – the journey takes approximately 35 minutes.

Visit <http://www.streetmap.co.uk/> and enter the postcode M21 8ER for exact location.



2- Village infill

[B] Tarporley, Cheshire

Developer Bell Meadow Ltd

Architect MR Jessop, J Pritchard, E Lord
Awarded Building for Life Silver Standard, January 2004

Over the past decade, Bell Meadow Ltd has developed nine small sites in the heart of a Cheshire village.

Tarporley is on the old coach route to London. It is a village whose medieval roots have gradually been obscured by successive developments. Bell Meadow Ltd have redeveloped the fading commercial centre in this conservation area, revitalising it with buildings that retain much of the predominant Victorian and Georgian vernacular.

The schemes have a tight urban feel and have been developed in bespoke period styles that sit easily together. For the duration of the development there has been a high level of positive negotiation between the Vale Royal Borough Council and the developers.

The results are 82 homes and seven commercial premises that are well-considered with a very high quality of traditional materials and finishes used throughout the site. The care and attention invested in the character of buildings has been carried through to car parking. Garages and parking spaces have been sensitively integrated into the development.

Dwellings Seven commercial premises and 82 dwellings – houses, townhouses, maisonettes, and detached villas

Density Varies with different contexts

Directions Tarporley is located 35 miles from both Manchester and Liverpool and 10 miles from Chester. It can be accessed from the M56 or the M6. The nearest railway stations are in Chester and Crewe.

Visit <http://www.streetmap.co.uk/> and enter the postcode CW6 0FZ for exact location.



3- Catalyst for revival

[C] Old Haymarket, Liverpool

Developer Urban Splash & Maritime Housing

Architect Arkheion Architects
Awarded Building for Life Silver Standard, May 2004

Old Haymarket was formerly a warehouse and workshops and consists of three refurbished and one new building. It includes 12 ground floor retail units and 27 private dwellings of varying specifications, entered through a secluded and secure courtyard. No affordable housing was required under the terms of the lease, but Urban Splash thought it would be beneficial to create diversity in the area. A number of the apartments were sold by Maritime Housing on a shared-ownership basis.

The aim was to create a mixed-use development that would attract a variety of people at all times of day, bringing new hope to a run-down area with a poor reputation. The site has been sensitively designed to make the most of the existing features.

The spacious apartment interiors have fairfaced brickwork and exposed steel support girders, emphasising the building's character and original use. Unusual paving and high quality materials have lifted the standard of the urban environment.

Dwellings 27 one, two and three-bed flats

Density 0.5 hectares, 56 dwellings per hectare

Directions Old Haymarket is in Liverpool city centre on a triangular site between Preston Street, Victoria Street and Old Haymarket. It is within 500m of Liverpool Lime Street Station. From the M57 or the M62, follow the A57 into the city centre.

Visit <http://www.streetmap.co.uk/> and type Old Haymarket for exact location.





“Whatever vision was going to emerge from the process had to become credible to achieve a high level of ‘buy-in’ ”

Ian Clarke, CABE Enabler

Projects to learn from

Wardleworth and Hamer Masterplan, Rochdale

Key lesson

It is vital that the development team's approach is credible and the architect's designs deliverable, especially where local expectations have been raised before. Dialogue is essential, both with local people and private sector housebuilders.

In 2002 West Pennine Housing Association and Rochdale Development Agency joined forces to commission a masterplan for Dale Mill, a 1.8-hectare derelict industrial site in Wardleworth and Hamer, close to the centre of Rochdale. The ambition was to kick start the reversal of low demand in the Housing Market Renewal (HMR) Pathfinder area of Oldham and Rochdale and to demonstrate the high quality required from housebuilders. The Oldham and Rochdale Pathfinder area is a largely residential area dominated by small pre-1919 terraced housing with pockets of deprivation and industrial land, including former flour mills – relics of Rochdale's economically vibrant past.

CABE enabler Ian Clarke was appointed in July 2002. “The people who live in these kinds of urban areas had seen ‘brave new worlds’ before, and they'd been let down. Whatever vision was going to emerge from the process had to become credible in their eyes, to achieve a high level of ‘buy-in’. As well as delivering the design aspiration, the masterplan also had to appeal to the private sector, the people who were going to build the new homes” he says. ▾



Following meetings with Dean Aggett, then with Rochdale Development Agency, now employed by Oldham and Rochdale HMR Pathfinder, it was decided that a consultant team with a track record of delivering successful urban renewal schemes, community consultation, and innovative design was required.

"Following discussions with Ian Clarke and other stakeholders it was decided to appoint an architect-led project team. Part of the thinking was to use the scheme to raise local design aspirations," says Aggett. It was a requirement of the brief that the successful team would introduce landscape architects, environmental advisors, and other consultants as required to build on the natural assets of the site.

In February 2003 an advert in *Regeneration & Renewal* magazine attracted over 200 enquiries and 36 expressions of interest, from which a shortlist of six was drawn up. "We weren't only looking for design proposals. We also wanted to know about the consultant's approach," says Aggett. Proctor and Matthews (see also 'Awards') were appointed in May 2003.

Flexibility is a key characteristic of Proctor and Matthews' design. The local population, predominantly Asian, often have large extended families. To accommodate the fluctuating numbers, Proctor and Matthews designed a number of house typologies that meet modern aspirations, including townhouses, courtyard housing and modern terraces. "The designs are a contemporary interpretation of Victorian terraces" says Aggett.

Already the consultation and design process has provided lessons for developing urban housing solutions in Pathfinder areas. These include balancing housing density with increased internal space provision and the creation of attractive and manageable public spaces. In particular, the development of appropriate house types has informed the wider Pathfinder agenda of replacing obsolete stock, as the creative designs provide various options for infilling tight-knit urban sites with new housing provision which respects its context.

Ian Clarke has continued to provide support to the client throughout the process, commenting on designs and identifying key issues for the client to address. "He's given everyone a lot of confidence" says Aggett.

Rochdale Development Agency and Oldham and Rochdale HMR Pathfinder hope to have appointed a development partner by April 2005. Completion of the scheme is anticipated for the end of 2006. ■



Great reads



Is the grass greener.? Learning from international innovations in urban green space management

Using 11 case study towns and cities from countries across the world, including Japan, Australia, USA and Europe, this research commissioned by CABE Space builds up a convincing comparative study examining urban green space practice overseas. These cities have recognised that good quality green spaces contribute to a higher quality of life amongst their residents. The report focuses in particular on aspects of management and maintenance practice. It also assesses the transferability of the lessons to England. The executive summary and full report are available to download at www.cabespace.org.uk For a hard copy call CABE on 0207 960 2400

Higher Density Housing for Families: a Design and Specification Guide

This guide, which costs £20, is published by the London Housing Federation and written by Helen Cope. Building affordable housing for families at higher densities is becoming a necessity in many parts of London and other towns and cities looking to intensify across the UK. This guide concentrates on design and specification to ensure high density homes are developed to optimum standards. It is intended to complement existing standards and has been drawn up in consultation with housing association management, development and finance practitioners. Detailed design advice is provided as well as practical tips on what to avoid.

For further information visit <http://www.housing.org.uk/library/index.asp>

Calico Housing Ltd, Burnley

Key lesson

An inexperienced client can benefit from early input from a design professional. Workshops with key stakeholders can help to shape the brief, creating a strong and clear vision from the outset.

Burnley lies within the Elevate East Lancashire Housing Market Renewal Pathfinder area (see also 'Voice Box'). In autumn 2003, Tim Pinder, Chief Executive of Calico (formerly Burnley & Padiham Community Housing) approached CABE for advice on remodelling its stock of around 1,000 homes, spread across five estates in south-west Burnley. The stock comprised a mixture of municipal housing types dating from the Victorian period to the 1970s. The area was suffering from mediocre connections, a poor reputation, and an inadequately defined sense of space.

"I approached CABE because we had a vision of a quite dramatic change for our area, which was based on high quality design and planning, but we didn't know exactly how to achieve it. This is our first substantial project as a developer," says Pinder.

In November 2003 Tom Lonsdale, a CABE enabler, was appointed to assist Calico in the selection of a design team to prepare feasibility studies for the remodelling of the housing stock. At the first meeting it was established that a multi-disciplinary team including landscape architects and architects would be required for the work. Lonsdale explains: "There were two main reasons. First, the area already has quite a lot of open space, which is likely to increase with the imminent clearance work. This had to be properly managed. Second, it is hoped that improving the external appearance of the estate will have a significant bearing on changing perceptions of it." Traditional architectural skills were required for masterplanning and for the refurbishment and replacement of stock.

Lonsdale began by organising a number of workshops with the steering group – comprising Calico staff, Burnley Borough Council, and Elevate East Lancashire – to prepare briefs for consultants. The main objectives included implementing the aspirations of the Pathfinder programme, particularly the reduction of surplus stock, improving the image of the area and achieving more efficient and sustainable management of property and green spaces. Burnley Borough Council, which owns land in the study area, was fully involved in the briefing process.

Adverts were placed in the professional press in January 2004, leading to 19 expressions of interest. Five consortia were invited to interviews in March. EDAW was the successful applicant. The EDAW team is led by Adrian Welsh, a landscape architect brought up in the area. "We were impressed by their imagination and experience. They'd also done some work on the HMR Pathfinder in East Lancashire, so were familiar with some of the local issues," says Pinder.

With funding for the study finalised, work is expected to begin imminently. Consultation with residents will begin in earnest once ideas for the masterplan have emerged and been subjected to rigorous testing. This decision was taken because prior to drawing up the brief, Burnley & Padiham Community Housing had already undertaken intensive consultation with the community, the results of which were reported to the workshops and influenced the way that the brief was drafted. The design team and client steering group are all anxious to avoid repetition which might confuse and delay the process.

Lonsdale will retain his involvement in the project by joining the steering group. He will feed back lessons learned to CABE, for dissemination to other Pathfinder projects.

"Working with a CABE enabler has been a great help, particularly in terms of tactics. For example, without Tom we might not have worded the invitation to tender quite as well, which wouldn't have attracted the same standard of applications. Our ideas of time-scale might have been similarly off-putting," says Pinder. ☒





Max Steinberg, Chief Executive of Elevate East Lancashire, one of the Housing Market Renewal Pathfinders

VOICE BOX

Q: What's your top tip for providing high quality housing schemes?

A: Pay as much attention to integrating the development into the wider area as you do the design and layout of the house. There are too many examples of housing schemes that disregard key issues such as street patterns, residents' fears and concerns and proximity to public transport.

Q: What is the biggest barrier to good urban design in housing schemes in market renewal areas?

A: One of the problems is that people understandably want to see rapid results. This urgency can stunt ambition but it doesn't have to. The key is to invest in consultation, to make sure you're building what people want. It's also important to recognise that good design doesn't have to involve higher cost.

Q: What is your favourite housing scheme of recent years and why?

A: I've been very impressed by the work of Manchester Methodist Housing Association in Northmoor Road, Manchester. Attention has clearly been paid to the form of both the housing and the street pattern. Some of the rather dense terraces have been broken up, with alleyways, pocket parks and three-storey new-builds, which has made a big difference to the permeability of the environment. For different reasons, I've also been impressed with Mosscaire Housing Association's development in Higher Leigh. I think the quality of the neighbourhood management is exceptional.

Q: What would your dream neighbourhood be like?

A: It is people that make a neighbourhood work. My dream neighbourhood would be populated by a diverse mix of households, all committed to their area. I think it's important that people know their neighbours. It's evidence of a shared commitment.

Q: Who is your hero of housing (historical or contemporary)?

A: Throughout my career in development I have been most impressed by people from deprived areas who are prepared to step forward and take a prominent leadership role in improving their neighbourhood. It is these individuals who take the time to understand the development process and communicate what's going on to their neighbours. It is these people who make the difference.

Q: Refurbishment or replacement? What are your thoughts?

A: The debate about this is often too simplistic for my liking. The fact is that in the Elevate Pathfinder we have one predominant form of housing; over two-thirds of the stock is terraced housing, often located in very poor quality environments. This limited range of housing no longer meets the needs of the diverse communities who live here. Although simply refurbishing housing does not create demand, with creativity we can make older housing work much better for the community, for example by imaginative remodelling of homes and neighbourhoods. At the same time we are going to need to replace some of the housing stock either because it is beyond economic repair, there's no visible market for it, or because it simply cannot be adapted to meet modern needs and aspirations. This will give us the opportunity to provide good quality, modern homes and public open spaces, depending on local needs. ☒

Great reads



Housing Audit: Assessing the Design Quality of New Homes

Launched in October 2004, Building for Life's report on the first phase of the biggest ever audit of housing developments in England calls on new home buyers to be more demanding. The Housing Audit, undertaken by consultants EDAW, assessed 100 schemes completed by volume house builders between 2000 and 2003 across London, the South East and East of England. According to the report, planners, developers and highways engineers give too much prominence to car parking and roads and rarely use local materials that can help create a sense of place and character. The report also concludes that the conflicts which arise between developers and planning departments in local authorities frequently lead to developers "following the path of least resistance". This stifles the creativity and design quality of what is built. There are plans to extend the Audit to cover the whole of England over the next two years. Copies of the report are available to download at www.buildingforlife.org For a hard copy call CABE on 0207 960 2400.

Next issue

In the next Building for Life newsletter we will be focusing on design and urban planning issues in the Housing Growth areas. Please email us at enquiries@buildingforlife.org with details of developments deserving recognition in your area and events you would like to see listed. We'd also appreciate any feedback on the Building for Life newsletter.

The Building for Life team wish you all a very merry Christmas and a happy New Year!